Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5/39 Kooyong Road, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $800,000 & $850,000

Median sale price

Median price $2,345,000 Property Type House Suburb Armadale

Period - From 01/01/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	G04/7 Kooyong Rd ARMADALE 3143	$833,000	06/12/2025
2	9/114 Kooyong Rd ARMADALE 3143	$865,000	23/10/2025
3	8/39 Kooyong Rd ARMADALE 3143	$889,000	27/08/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 20/01/2026 17:01

5/39 Kooyong Road, Armadale Vic 3143

JellisCraig



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
Year ending December 2025: $2,345,000

Comparable Properties



G04/7 Kooyong Rd ARMADALE 3143 (REI)

2 2 2

Price: $833,000
Method: Private Sale
Date: 06/12/2025
Property Type: Apartment

Agent Comments



9/114 Kooyong Rd ARMADALE 3143 (REI/VG)

3 1 1

Price: $865,000
Method: Private Sale
Date: 23/10/2025
Property Type: Apartment

Agent Comments



8/39 Kooyong Rd ARMADALE 3143 (REI/VG)

3 2 2

Price: $889,000
Method: Private Sale
Date: 27/08/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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