

# 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

7/7 Denbigh Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$580,000

### Median sale price

Median price \$648,000 Property Type Unit 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	7/97 Chomley St PRAHRAN 3181	\$616,000	13/11/2025
2	12/61 Kooyong Rd ARMADALE 3143	\$560,000	11/11/2025
3	6/7 Denbigh Rd ARMADALE 3143	\$595,000	04/10/2025

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:

23/01/2026 16:31



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$540,000 - \$580,000  
**Median Unit Price**  
Year ending December 2025: \$648,000

## Comparable Properties



7/97 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

**Price:** \$616,000  
**Method:** Sold Before Auction  
**Date:** 13/11/2025  
**Property Type:** Apartment



12/61 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

**Price:** \$560,000  
**Method:** Sold Before Auction  
**Date:** 11/11/2025  
**Property Type:** Apartment



6/7 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

**Price:** \$595,000  
**Method:** Auction Sale  
**Date:** 04/10/2025  
**Property Type:** Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525