

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

502/7 EVERGREEN MEWS ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$920,000

&

\$1,012,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Armadale

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

903/7 EVERGREEN MEWS ARMADALE VIC 3143	\$1,131,000	19-Feb-26
102/6C EVERGREEN MEWS ARMADALE VIC 3143	\$1,545,000	28-Nov-25
116/881 HIGH STREET ARMADALE VIC 3143	\$1,070,000	17-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 10 March 2026

	903/7 EVERGREEN MEWS ARMADALE VIC 3143	Sold Price	RS \$1,131,000 UN	Sold Date	19-Feb-26
	 3  2  2			Distance	0km
	102/6C EVERGREEN MEWS ARMADALE VIC 3143	Sold Price	\$1,545,000	Sold Date	28-Nov-25
	 3  2  2			Distance	0km
	116/881 HIGH STREET ARMADALE VIC 3143	Sold Price	\$1,070,000	Sold Date	17-Oct-25
	 3  2  2			Distance	0.39km

RS = Recent sale

UN = Undisclosed Sale

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