

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

11/20 Valentine Grove, Armadale VIC 3143

Indicative selling price

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

Range between

\$600,000

&

\$640,000

Median sale price

Median price

\$652,500

Property Type

Unit

Suburb

Armadale

Period - From

11/09/2025

to

10/03/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6/3 Carinya Crescent Caulfield North VIC 3161	\$624,000	01/12/2025
6/50 Sutherland Road Armadale VIC 3143	\$630,000	17/10/2025
4/10 Narong Road Caulfield North VIC 3161	\$620,000	19/02/2026

This Statement of Information was prepared on:

11/03/2026