

# 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 6/511 Dandenong 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 \$740,000 & \$810,000

### Median sale price

Median price \$648,750 Property Type Unit Suburb Armadale

Period - From 05/02/2025 to 04/02/2026 Source Property Data

### 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	1/8 Gordon Gr MALVERN 3144	\$800,000	23/10/2025
2			
3			

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: 05/02/2026 15:24



2   1   2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$740,000 - \$810,000

**Median Unit Price**

05/02/2025 - 04/02/2026: \$648,750

## Comparable Properties



**1/8 Gordon Gr MALVERN 3144 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$800,000

**Method:** Sold Before Auction

**Date:** 23/10/2025

**Property Type:** Apartment

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.

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140