

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

604/6A 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

\$860,000

&

\$946,000

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

105/6A EVERGREEN MEWS ARMADALE VIC 3143	\$830,000	15-Dec-25
104/8C EVERGREEN MEWS ARMADALE VIC 3143	\$825,000	23-Jan-26
105/835 HIGH STREET ARMADALE VIC 3143	\$980,000	24-Feb-26

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: 17 March 2026



**105/6A EVERGREEN MEWS
 ARMADALE VIC 3143**

 2  2  2

Sold Price ^{RS} **\$830,000** Sold Date **15-Dec-25**

Distance **0km**



**104/8C EVERGREEN MEWS
 ARMADALE VIC 3143**

 2  2  2

Sold Price **\$825,000** Sold Date **23-Jan-26**

Distance **0km**



**105/835 HIGH STREET ARMADALE
 VIC 3143**

 2  2  1

Sold Price ^{RS} **\$980,000** Sold Date **24-Feb-26**

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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