

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

601/7 Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between

\$780,000

 &

\$830,000

Median sale price

Median price

\$648,750

 Property Type

Unit

 Suburb

Armadale

Period - From

30/01/2025

 to

29/01/2026

 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	220/2 Hobson St SOUTH YARRA 3141	\$795,000	17/12/2025
2	407/356 Orrong Rd CAULFIELD NORTH 3161	\$827,000	30/08/2025
3	204/70 Wattletree Rd ARMADALE 3143	\$820,000	21/08/2025

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:

30/01/2026 15:01



2 2 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median Unit Price
30/01/2025 - 29/01/2026: \$648,750

Comparable Properties



220/2 Hobson St SOUTH YARRA 3141 (REI)

[Agent Comments](#)

2 2 1

Price: \$795,000
Method: Private Sale
Date: 17/12/2025
Property Type: Apartment



407/356 Orrong Rd CAULFIELD NORTH 3161 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$827,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Apartment



204/70 Wattletree Rd ARMADALE 3143 (REI/VG)

[Agent Comments](#)

2 2 2

Price: \$820,000
Method: Private Sale
Date: 21/08/2025
Property Type: Apartment