

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 Penthouse, 1042-1044 Malvern Road, Armadale Vic 3143

Indicative selling price

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

Single price \$4,295,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Armadale

Period - From 17/11/2024

to 16/11/2025

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	3/103 Mathoura Rd TOORAK 3142	\$4,150,000	22/08/2025
2	302/3 Robinson St PRAHRAN 3181	\$4,150,000	17/08/2025
3	401/525 High St PRAHRAN 3181	\$3,875,000	03/06/2025

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:

17/11/2025 17:14



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Property Type:
Agent Comments

Indicative Selling Price
\$4,295,000
Median Unit Price
17/11/2024 - 16/11/2025: \$690,000

Comparable Properties



3/103 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

3 3 3

Price: \$4,150,000
Method: Private Sale
Date: 22/08/2025
Property Type: Apartment



302/3 Robinson St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 3

Price: \$4,150,000
Method: Private Sale
Date: 17/08/2025
Property Type: Apartment



401/525 High St PRAHRAN 3181 (REI/VG)

Agent Comments

4 4 5

Price: \$3,875,000
Method: Private Sale
Date: 03/06/2025
Property Type: Apartment

