

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 10/35 Wattletree Road, Armadale, VIC 3143

Indicative selling price

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

Single Price \$799,000

Median sale price

Median price \$662,500 Property Type Apartment Suburb Armadale (3143)

Period - From 01/06/2024 to 31/05/2025 Source CoreLogic

Comparable property sales

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
1/47 DENBIGH ROAD, ARMADALE VIC 3143	\$865,000	11/04/2025
9/501 Orrong Road Armadale VIC 3143	\$800,000	30/04/2025
701/7 Evergreen Mews Armadale VIC 3143	\$820,000	30/04/2025

This Statement of Information was prepared on: 13/06/2025