

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 502/8a Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between \$1,130,000 & \$1,210,000

Median sale price

Median price \$2,351,000 Property Type House Suburb Armadale

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	33/376-380 Toorak Rd SOUTH YARRA 3141	\$1,025,000	24/10/2025
2	5/299 Orrong Rd ST KILDA EAST 3183	\$1,000,000	19/09/2025
3	5/45 Wilgah St ST KILDA EAST 3183	\$1,102,500	13/09/2025

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.~~

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Indicative Selling Price

\$1,130,000 - \$1,210,000

Median House Price

Year ending September 2025: \$2,351,000



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



33/376-380 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

3 2 1

Price: \$1,025,000

Method: Private Sale

Date: 24/10/2025

Property Type: Apartment



5/299 Orrong Rd ST KILDA EAST 3183 (REI)

Agent Comments

3 2 1

Price: \$1,000,000

Method: Sold Before Auction

Date: 19/09/2025

Property Type: Apartment



5/45 Wilgah St ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 2 1

Price: \$1,102,500

Method: Private Sale

Date: 13/09/2025

Property Type: Unit

Land Size: 689 sqm approx

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