

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 34 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,350,000 Property Type Townhouse Suburb Armadale

Period - From 21/04/2025 to 20/04/2026 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	1/9 Hopetoun Rd TOORAK 3142	\$1,700,000	24/03/2026
2	6/13 Wrexham Rd WINDSOR 3181	\$1,590,000	21/03/2026
3	1/18 Orrong Cr CAULFIELD NORTH 3161	\$1,780,000	31/10/2025

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: 21/04/2026 15:54



Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median Townhouse Price
21/04/2025 - 20/04/2026: \$1,350,000

Comparable Properties



1/9 Hopetoun Rd TOORAK 3142 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 24/03/2026
Property Type: Apartment



6/13 Wrexham Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$1,590,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)



1/18 Orrong Cr CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$1,780,000
Method: Private Sale
Date: 31/10/2025
Property Type: Townhouse (Single)
Land Size: 330 sqm approx

Account - Marshall White | P: 03 9822 9999