

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 6/373 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$648,000 Property Type Unit Suburb Armadale

Period - From 01/01/2025 to 31/12/2025 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 | 8/233 Burke Rd GLEN IRIS 3146 | \$846,000 | 11/12/2025 |
| 2 | 3/3 Bates St MALVERN EAST 3145 | \$940,000 | 12/10/2025 |
| 3 | 7/7 Ferncroft Av MALVERN EAST 3145 | \$920,000 | 05/09/2025 |

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.~~

This Statement of Information was prepared on: 17/02/2026 16:22



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

Year ending December 2025: \$648,000

Comparable Properties



8/233 Burke Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

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Price: \$846,000

Method: Private Sale

Date: 11/12/2025

Property Type: Apartment



3/3 Bates St MALVERN EAST 3145 (REI/VG)

Agent Comments

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Price: \$940,000

Method: Sold Before Auction

Date: 12/10/2025

Property Type: Apartment



7/7 Ferncroft Av MALVERN EAST 3145 (REI/VG)

Agent Comments

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Price: \$920,000

Method: Auction Sale

Date: 05/09/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000



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