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	107/960 High Street, Armadale Vic 3143

Indicative selling price

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

Range between $1,475,000 & $1,575,000

Median sale price

Median price $665,000 Property Type Unit Suburb Armadale

Period - From 23/02/2025 to 22/02/2026 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	2/527 Orrong Rd ARMADALE 3143	$1,475,000	06/02/2026
2	102/312 Orrong Rd CAULFIELD NORTH 3161	$1,560,000	23/12/2025
3	101/1269 High St MALVERN 3144	$1,600,000	29/09/2025

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: 23/02/2026 14:25

107/960 High Street, Armadale Vic 3143

Walter Summons
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3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,475,000 - $1,575,000
Median Unit Price
23/02/2025 - 22/02/2026: $665,000

Comparable Properties

2/527 Orrong Rd ARMADALE 3143 (REI)

2 2 2

Price: $1,475,000
Method: Private Sale
Date: 06/02/2026
Property Type: Apartment
Land Size: 167 sqm approx

Agent Comments

102/312 Orrong Rd CAULFIELD NORTH 3161 (VG)

3 - -

Price: $1,560,000
Method: Sale
Date: 23/12/2025
Property Type: Strata Unit/Flat

Agent Comments

101/1269 High St MALVERN 3144 (REI)

3 2 2

Price: $1,600,000
Method: Private Sale
Date: 29/09/2025
Property Type: Apartment

Agent Comments

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