

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

208/881 High Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	5/45 Wilgah St ST KILDA EAST 3183	\$1,102,500	13/09/2025
2	3 Banksia Way MALVERN 3144	\$1,109,000	22/11/2025
3			

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: 20/01/2026 10:57



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$1,102,500

Method: Private Sale

Date: 13/09/2025

Property Type: Unit

Land Size: 689 sqm approx



3 Banksia Way MALVERN 3144 (REI/VG)

Agent Comments



Price: \$1,109,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 73 sqm approx

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.