

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 3/17 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$643,000 Property Type Unit Suburb Armadale

Period - From 01/10/2025 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	1/59 Aintree Rd GLEN IRIS 3146	\$1,312,000	14/02/2026
2	12/58 Wattletree Rd ARMADALE 3143	\$1,350,000	07/02/2026
3	4/8 Spring Rd MALVERN 3144	\$1,300,000	06/11/2025

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: 03/03/2026 09:21



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Rooms: 5
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Unit Price
December quarter 2025: \$643,000

Comparable Properties



1/59 Aintree Rd GLEN IRIS 3146 (REI)

Agent Comments

3 1 2

Price: \$1,312,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)



12/58 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

3 1 1

Price: \$1,350,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Townhouse (Res)



4/8 Spring Rd MALVERN 3144 (VG)

Agent Comments

3 - -

Price: \$1,300,000
Method: Sale
Date: 06/11/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9864 5000



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