

# 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

4/501 Orrong Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### 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	1/22 Kooyong Rd CAULFIELD NORTH 3161	\$720,000	11/02/2026
2	12/6 Lansdowne Rd ST KILDA EAST 3183	\$660,000	24/01/2026
3	202/462 Dandenong Rd CAULFIELD NORTH 3161	\$660,000	30/12/2025

**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:

27/02/2026 09:17



**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



1/22 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 11/02/2026

**Property Type:** Apartment



12/6 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments



**Price:** \$660,000

**Method:** Private Sale

**Date:** 24/01/2026

**Property Type:** Apartment



202/462 Dandenong Rd CAULFIELD NORTH 3161  
(REI/VG)

Agent Comments



**Price:** \$660,000

**Method:** Private Sale

**Date:** 30/12/2025

**Property Type:** Apartment