

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

2/47 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$653,000 Property Type Unit Suburb Armadale

Period - From 22/01/2025 to 21/01/2026 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 | 12/628-630 Toorak Rd TOORAK 3142 | \$390,000 | 24/12/2025 |
| 2 | 4/38 Wattletree Rd ARMADALE 3143 | \$396,000 | 23/12/2025 |
| 3 | 21/130 Alma Rd ST KILDA EAST 3183 | \$420,000 | 19/12/2025 |

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:

22/01/2026 14:25



Property Type: Flat
Land Size: 1089.406 sqm approx
 Agent Comments

Indicative Selling Price
 \$390,000 - \$420,000
Median Unit Price
 22/01/2025 - 21/01/2026: \$653,000

Comparable Properties



12/628-630 Toorak Rd TOORAK 3142 (REI)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 24/12/2025
Property Type: Apartment



4/38 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$396,000
Method: Private Sale
Date: 23/12/2025
Property Type: Apartment



21/130 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 19/12/2025
Property Type: Apartment

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408