

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 suburbs and
postcode 301/563 Dandenong Road, Armadale, Vic 3143

Indicative selling price

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

range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$710,000 Property type *Apartment* Suburb Armadale

Period - From 01/06/2026 to 31/08/2026 Source  PropTrack

Comparable property sales (*Delete A or B below as applicable)

A*

Address of comparable property	Price	Date of sale
103/56 Wattletree Road, Armadale, VIC 3143	\$1,460,000	28/07/2026

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.

This Statement of Information was prepared on: 24/08/2026