

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 905/8C Evergreen Mews, Armadale, VIC 3143

Indicative selling price

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

Price Range \$750,000 & \$800,000

Median sale price

Median price \$655,000 Property Type Apartment Suburb Armadale (3143)

Period - From 01/05/2025 to 30/04/2026 Source Cotality

Comparable property sales

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
10/35 WATTLETREE ROAD, ARMADALE VIC 3143	\$780,000	27/04/2026
14/1059-1063 MALVERN ROAD, TOORAK VIC 3142	\$810,000	25/11/2025
21/1059-1063 MALVERN ROAD, TOORAK VIC 3142	\$835,000	06/02/2026

This Statement of Information was prepared on: 18/05/2026