

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

107/960 High Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Armadale

Period - From 01/01/2026 to 31/03/2026 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	LG2/186 Tooronga Rd GLEN IRIS 3146	\$1,515,000	04/04/2026
2	8B/516 Toorak Rd TOORAK 3142	\$1,600,000	11/02/2026
3	2/527 Orrong Rd ARMADALE 3143	\$1,475,000	06/02/2026

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: 15/04/2026 11:01



Property Type: Apartment

Agent Comments

Comparable Properties



LG2/186 Tooronga Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,515,000

Method: Private Sale

Date: 04/04/2026

Property Type: Apartment



8B/516 Toorak Rd TOORAK 3142 (REI)

Agent Comments



Price: \$1,600,000

Method: Private Sale

Date: 11/02/2026

Property Type: Apartment



2/527 Orrong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$1,475,000

Method: Private Sale

Date: 06/02/2026

Property Type: Apartment

Land Size: 167 sqm approx