

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

10/9 Barnato Grove, Armadale Vic 3143

Indicative selling price

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

Single price \$899,900

Median sale price

Median price \$665,000

Property Type Unit

Suburb Armadale

Period - From 18/03/2025

to 17/03/2026

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	3/18 Mercer Rd ARMADALE 3143	\$895,000	28/02/2026
2	4/30 Denbigh Rd ARMADALE 3143	\$913,000	21/02/2026
3	4/55 Denbigh Rd ARMADALE 3143	\$896,000	20/02/2026

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:

18/03/2026 15:12