

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

9/38 WATTLETREE ROAD ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$319,000

&

\$349,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Armadale

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

10/603 HIGH STREET PRAHRAN VIC 3181	\$300,000	28-May-26
9/24 PARK CRESCENT CAULFIELD NORTH VIC 3161	\$280,000	21-May-26
806/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$335,000	26-Jun-26

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 6 months.~~

This Statement of Information was prepared on: 12 August 2026



**10/603 HIGH STREET PRAHRAN
VIC 3181**

1 1 1

Sold Price

\$300,000

Sold Date **28-May-26**

Distance **1.24km**



**9/24 PARK CRESCENT CAULFIELD
NORTH VIC 3161**

1 - 1

Sold Price

\$280,000

Sold Date **21-May-26**

Distance **1.91km**



**806/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price

\$335,000

Sold Date **26-Jun-26**

Distance **2.29km**

RS = Recent sale

UN = Undisclosed Sale

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