

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 34b Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$2,189,750 Property Type House Suburb Armadale

Period - From 01/01/2026 to 31/03/2026 Source REIV

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

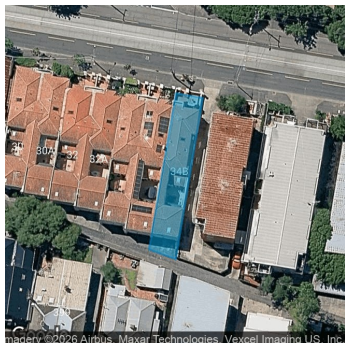
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Wise CI WINDSOR 3181	\$1,690,000	30/05/2026
2	34 Wattletree Rd ARMADALE 3143	\$1,670,000	13/05/2026
3	55 Clarke St PRAHRAN 3181	\$1,735,000	15/04/2026

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: 09/06/2026 10:16



Rooms: 5

Property Type: Townhouse (Res)

Land Size: 229 sqm approx

Agent Comments

Comparable Properties



5 Wise CI WINDSOR 3181 (REI)

Agent Comments



Price: \$1,690,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House



34 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$1,670,000

Method: Sold Before Auction

Date: 13/05/2026

Property Type: House (Res)



55 Clarke St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,735,000

Method: Private Sale

Date: 15/04/2026

Property Type: House