

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

2/39 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$2,276,000 Property Type House Suburb Armadale

Period - From 31/03/2025 to 30/03/2026 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	2/66a Balaclava Rd CAULFIELD NORTH 3161	\$1,750,000	01/03/2026
2	65 Mcarthur St MALVERN 3144	\$1,757,000	21/02/2026
3	14 Cambridge St ARMADALE 3143	\$1,850,000	21/02/2026

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: 31/03/2026 10:00



Property Type:

Agent Comments

Comparable Properties



2/66a Balaclava Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 01/03/2026

Property Type: Apartment



65 Mcarthur St MALVERN 3144 (REI)

Agent Comments



Price: \$1,757,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



14 Cambridge St ARMADALE 3143 (REI)

Agent Comments



Price: \$1,850,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 217 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525