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	8/5 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $700,000 Property Type Unit Suburb Armadale

Period - From 01/07/2025 to 30/06/2026 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	5/28 Ellesmere Rd WINDSOR 3181	$725,000	06/08/2026
2	15/10 Cromwell Rd SOUTH YARRA 3141	$739,000	11/07/2026
3	7/31-33 Armadale St ARMADALE 3143	$720,000	27/06/2026

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: 31/08/2026 10:51

8/5 Denbigh Road, Armadale Vic 3143

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending June 2026: $700,000

Comparable Properties



5/28 Ellesmere Rd WINDSOR 3181 (REI)

2 1 1

Price: $725,000
Method: Private Sale
Date: 06/08/2026
Property Type: Apartment

Agent Comments



15/10 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $739,000
Method: Sold Before Auction
Date: 11/07/2026
Property Type: Apartment

Agent Comments



7/31-33 Armadale St ARMADALE 3143 (REI)

2 1 1

Price: $720,000
Method: Auction Sale
Date: 27/06/2026
Property Type: Apartment

Agent Comments

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