

## 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

301/6C EVERGREEN MEWS ARMADALE VIC 3143

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Armadale

Period-from

01 Apr 2025

to

31 Mar 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

504/8E EVERGREEN MEWS ARMADALE VIC 3143	\$950,000	28-Jun-25
802/7 EVERGREEN MEWS ARMADALE VIC 3143	\$885,000	13-Feb-25
305/5 EVERGREEN MEWS ARMADALE VIC 3143	\$900,000	24-May-25

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: 01 April 2026



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**504/8E EVERGREEN MEWS  
 ARMADALE VIC 3143**

2 2 2

Sold Price **\$950,000** Sold Date **28-Jun-25**

Distance **0km**



**802/7 EVERGREEN MEWS  
 ARMADALE VIC 3143**

2 2 2

Sold Price **\$885,000** Sold Date **13-Feb-25**

Distance **0km**



**305/5 EVERGREEN MEWS  
 ARMADALE VIC 3143**

2 2 2

Sold Price **\$900,000** Sold Date **24-May-25**

Distance **0km**



**102/3 EVERGREEN MEWS  
 ARMADALE VIC 3143**

2 2 2

Sold Price **\$940,000** Sold Date **17-May-25**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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