

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 ARMYTAGE AVENUE DENNINGTON VIC 3280

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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

House

Suburb

Dennington

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

12 DEVERELL WAY WARRNAMBOOL VIC 3280	\$670,000	06-Nov-24
16 YARRA DRIVE WARRNAMBOOL VIC 3280	\$692,000	17-Jun-25
10 BOURNE BOULEVARD DENNINGTON VIC 3280	\$677,000	07-Jun-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 August 2025



**12 DEVERELL WAY
WARRNAMBOOL VIC 3280**

4 2 2

Sold Price **\$670,000** Sold Date **06-Nov-24**

Distance **0.87km**



**16 YARRA DRIVE WARRNAMBOOL
VIC 3280**

4 2 2

Sold Price ^{RS} **\$692,000** ^{UN} Sold Date **17-Jun-25**

Distance **1.42km**



**10 BOURNE BOULEVARD
DENNINGTON VIC 3280**

4 2 2

Sold Price **\$677,000** Sold Date **07-Jun-24**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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