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

4 Periwinkle Place, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,580,000		&		\$1,680,000			
Median sale p	rice							
Median price	\$2,351,000	Pro	operty Type	Hou	ISE		Suburb	Armadale
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	13 Atkinson CI WINDSOR 3181	\$1,590,000	19/06/2025
2	8a Highbury Gr PRAHRAN 3181	\$1,490,000	28/02/2025
3	25/3 Wilks St CAULFIELD NORTH 3161	\$1,600,000	23/02/2025

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:

24/07/2025 10:08



JellisCraig



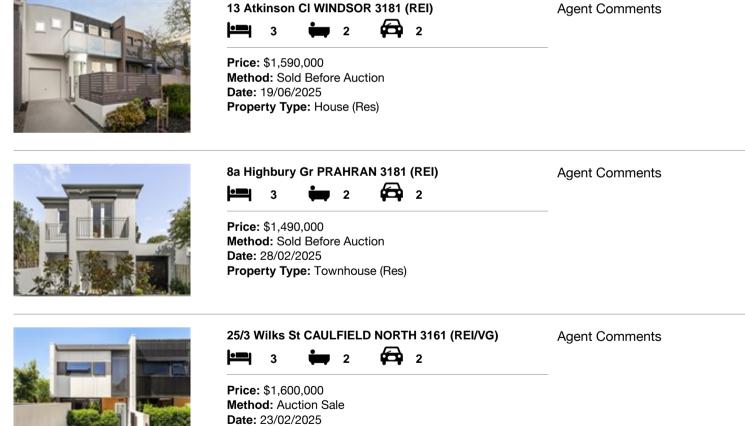


Property Type: House Agent Comments

Tori Liu 8849 8088 0430 479 889 toriliu@jelliscraig.com.au

Indicative Selling Price \$1,580,000 - \$1,680,000 Median House Price Year ending June 2025: \$2,351,000

Comparable Properties



Account - Jellis Craig | P: 03 88498088



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Property Type: Townhouse (Res) Land Size: 7213 sqm approx

> The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.