

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,580,000

&

\$1,680,000

### Median sale price

Median price \$2,351,000

Property Type House

Suburb Armadale

Period - From 01/07/2024

to

30/06/2025

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	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



3 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,580,000 - \$1,680,000

**Median House Price**

Year ending June 2025: \$2,351,000

## Comparable Properties



**13 Atkinson CI WINDSOR 3181 (REI)**

Agent Comments

3 2 2

**Price:** \$1,590,000

**Method:** Sold Before Auction

**Date:** 19/06/2025

**Property Type:** House (Res)



**8a Highbury Gr PRAHRAN 3181 (REI)**

Agent Comments

3 2 2

**Price:** \$1,490,000

**Method:** Sold Before Auction

**Date:** 28/02/2025

**Property Type:** Townhouse (Res)



**25/3 Wilks St CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 23/02/2025

**Property Type:** Townhouse (Res)

**Land Size:** 7213 sqm approx