

# 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 Riverside West, Patterson Lakes VIC 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,870,000

### Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Patterson Lakes

Period - From

25/02/2026

to

24/08/2026

Source

Cotality™

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

**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.

| Address of comparable property             | Price       | Date of sale |
|--------------------------------------------|-------------|--------------|
| 28 Riverside West Patterson Lakes VIC 3197 | \$1,602,000 | 11/04/2026   |
|                                            |             |              |
|                                            |             |              |

This Statement of Information was prepared on:

25/08/2026