Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,355,000

Property offered for sale

13 Duke Street, Windsor Vic 3181
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price	\$1,400,000	Pro	perty Type	House		Suburb	Windsor
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.

Add	ress of comparable property	Price	Date of sale
1	5 Albert St WINDSOR 3181	\$1,250,000	03/06/2025
2	36 Raleigh St WINDSOR 3181	\$1,385,000	21/05/2025

OR

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31 Peel St WINDSOR 3181

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:	21/07/2025 16:32



17/05/2025

JellisCraig





Property Type: House Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending June 2025: \$1,400,000

Comparable Properties



5 Albert St WINDSOR 3181 (REI/VG)

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Price: \$1,250,000 Method: Private Sale Date: 03/06/2025 Property Type: House Land Size: 161 sqm approx **Agent Comments**



36 Raleigh St WINDSOR 3181 (REI)

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Price: \$1,385,000

Method: Sold Before Auction

Date: 21/05/2025

Property Type: House (Res)

Agent Comments



31 Peel St WINDSOR 3181 (REI/VG)

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a

Agent Comments

Price: \$1,355,000 **Method:** Auction Sale **Date:** 17/05/2025

Property Type: House (Res) **Land Size:** 222 sqm approx

Account - Jellis Craig | P: 03 9864 5000





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