### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

21/4 Victoria 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 \$525,000 & \$550,000	ange between	nge between \$525,000	&	\$550,000
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#### Median sale price

Median price	\$532,500	Pro	perty Type Un	it		Suburb	Windsor
Period - From	24/07/2024	to	23/07/2025	So	urce	Property	v Data

### 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 1 104/87 High St PRAHRAN 3181 \$585,000 16/06/2025

2	511/201 High St PRAHRAN 3181	\$518,000	29/04/2025
3	5/4 Victoria St WINDSOR 3181	\$550,000	19/02/2025

#### 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 14:46













Rooms: 4

Property Type: Apartment Agent Comments

**Indicative Selling Price** \$525,000 - \$550,000 **Median Unit Price** 24/07/2024 - 23/07/2025: \$532,500

# Comparable Properties



104/87 High St PRAHRAN 3181 (REI/VG)

Price: \$585,000 Method: Private Sale Date: 16/06/2025

Property Type: Apartment

Agent Comments



511/201 High St PRAHRAN 3181 (REI/VG)



Agent Comments

Price: \$518,000 Method: Private Sale Date: 29/04/2025

Property Type: Apartment



5/4 Victoria St WINDSOR 3181 (REI/VG)



**Agent Comments** 

Price: \$550,000 Method: Private Sale Date: 19/02/2025

Property Type: Apartment

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234





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