

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

10/27 Newry Street, Windsor Vic 3181

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$536,000

Property Type Unit

Suburb Windsor

Period - From 17/07/2024

to 16/07/2025

Source Property 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 | 9/14 Newry St WINDSOR 3181 | \$595,000 | 04/07/2025 |
| 2 | 8/20 Grandview Gr PRAHRAN 3181 | \$600,000 | 12/06/2025 |
| 3 | 20/20 Wynnstay Rd PRAHRAN 3181 | \$580,000 | 07/05/2025 |

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:

17/07/2025 10:20



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median Unit Price
17/07/2024 - 16/07/2025: \$536,000

Comparable Properties



9/14 Newry St WINDSOR 3181 (REI)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 04/07/2025
Property Type: Apartment

8/20 Grandview Gr PRAHRAN 3181 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 12/06/2025
Property Type: Strata Unit/Flat



20/20 Wynnstay Rd PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 07/05/2025
Property Type: Unit

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455