#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered t	for sale
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	10/27 Newry Street, Windsor Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$560,000 & \$610,000	Range between	\$560,000	&	\$610,000
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#### Median sale price

Median price	\$536,000	Pro	perty Type Ur	nit		Suburb	Windsor
Period - From	17/07/2024	to	16/07/2025	Sc	urce	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

Add	dress 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 comparableproperties 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









**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)

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**Agent Comments** 

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

Property Type: Apartment

8/20 Grandview Gr PRAHRAN 3181 (VG)

2







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





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