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

102/242 High Street, Windsor Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale pi	rice							
Median price	\$535,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	19/06/2024	to	18/06/2025		So	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.

Add	dress of comparable property	Price	Date of sale
1	402/52 Darling St SOUTH YARRA 3141	\$645,000	16/05/2025
2	5/9-11 Vale St ST KILDA 3182	\$645,000	22/03/2025
3	102/356 Carlisle St ST KILDA 3182	\$633,500	05/03/2025

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:

19/06/2025 09:43

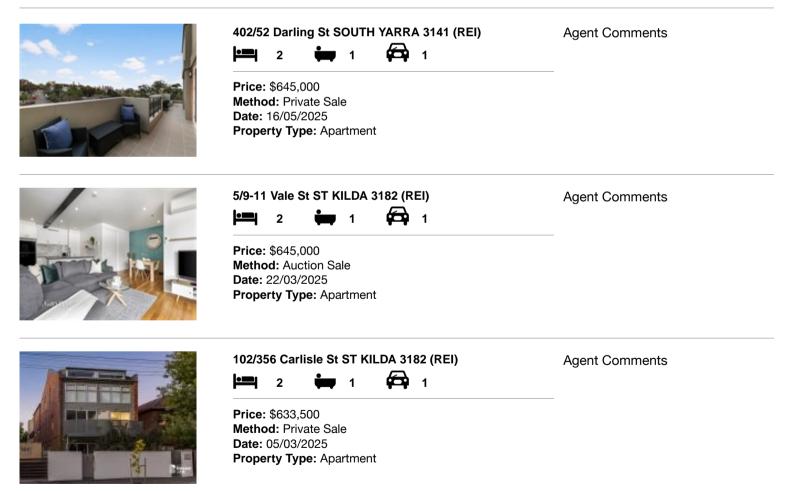






Property Type: Apartment Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price 19/06/2024 - 18/06/2025: \$535,000

Comparable Properties



Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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