

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 consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$660,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb Windsor

Period - From 19/06/2024

to

18/06/2025

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	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



2
 1
 1

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



402/52 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

2
 1
 1

Price: \$645,000

Method: Private Sale

Date: 16/05/2025

Property Type: Apartment



5/9-11 Vale St ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$645,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Apartment



102/356 Carlisle St ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$633,500

Method: Private Sale

Date: 05/03/2025

Property Type: Apartment

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