

# 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

5/45 Williams Road, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$675,000

&

\$740,000

### Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Windsor

Period - From

01/07/2024

to

30/06/2025

Source

REIV

### 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.

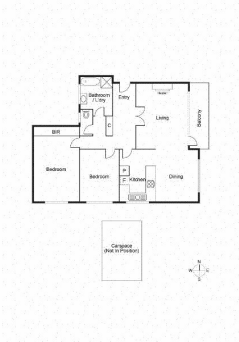
	Address of comparable property	Price	Date of sale
1	18/7-9 Irving Av PRAHRAN 3181	\$720,000	11/07/2025
2	8/30 Chomley St PRAHRAN 3181	\$700,000	09/04/2025
3	6/5 The Avenue WINDSOR 3181	\$660,000	22/03/2025

**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:

23/07/2025 11:18



2 1 1

Rooms: 4  
Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$675,000 - \$740,000  
Median Unit Price  
Year ending June 2025: \$560,000

Comparable Properties



18/7-9 Irving Av PRAHRAN 3181 (REI) Agent Comments  
2 1 1  
Price: \$720,000  
Method: Sold Before Auction  
Date: 11/07/2025  
Property Type: Apartment



8/30 Chomley St PRAHRAN 3181 (REI/VG) Agent Comments  
2 2 -  
Price: \$700,000  
Method: Private Sale  
Date: 09/04/2025  
Property Type: Unit



6/5 The Avenue WINDSOR 3181 (REI/VG) Agent Comments  
2 1 1  
Price: \$660,000  
Method: Auction Sale  
Date: 22/03/2025  
Property Type: Apartment

Account - Marshall White | P: 03 9822 9999



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