

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

15/45 Williams Road, Windsor Vic 3181

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$549,000

Property Type Unit

Suburb Windsor

Period - From 01/01/2024

to 31/12/2024

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	104/69 Newry St WINDSOR 3181	\$625,000	06/02/2025
2	5/8 Closeburn Av PRAHRAN 3181	\$630,000	08/11/2024
3	6/17-19 The Avenue WINDSOR 3181	\$605,000	09/10/2024

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:

18/02/2025 14:18

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Indicative Selling Price
\$595,000 - \$650,000
Median Unit Price
Year ending December 2024: \$549,000



Property Type:
Agent Comments

Comparable Properties



104/69 Newry St WINDSOR 3181 (REI) **Agent Comments**



Price: \$625,000
Method: Private Sale
Date: 06/02/2025
Property Type: Apartment



5/8 Closeburn Av PRAHRAN 3181 (REI/VG) **Agent Comments**



Price: \$630,000
Method: Private Sale
Date: 08/11/2024
Property Type: Apartment



6/17-19 The Avenue WINDSOR 3181 (REI) **Agent Comments**



Price: \$605,000
Method: Sold Before Auction
Date: 09/10/2024
Property Type: Unit

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