

# 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

114 Peel Street, 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 \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,455,000 Property Type House Suburb Windsor

Period - From 17/01/2024 to 16/01/2025 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	62 Duke St WINDSOR 3181	\$1,373,000	29/10/2024
2	19 Tyrone St SOUTH YARRA 3141	\$1,425,000	11/10/2024
3	6 Thomas St.S PRAHRAN 3181	\$1,410,000	07/09/2024

**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:

17/01/2025 09:14



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**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

17/01/2024 - 16/01/2025: \$1,455,000

## Comparable Properties



**62 Duke St WINDSOR 3181 (REI)**

Agent Comments

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**Price:** \$1,373,000

**Method:** Private Sale

**Date:** 29/10/2024

**Property Type:** House



**19 Tyrone St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

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**Price:** \$1,425,000

**Method:** Private Sale

**Date:** 11/10/2024

**Property Type:** House

**Land Size:** 162 sqm approx



**6 Thomas St.S PRAHRAN 3181 (REI)**

Agent Comments

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**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** House

**Land Size:** 225 sqm approx

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