

## 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

3/11 WREXHAM 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Windsor

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

5/29 THE AVENUE WINDSOR VIC 3181	\$608,000	15-Nov-24
5/8 CLOSEBURN AVENUE PRAHRAN VIC 3181	\$630,000	09-Nov-24
9/22 WESTBURY STREET ST KILDA EAST VIC 3183	\$625,000	31-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 25 February 2025



**5/29 THE AVENUE WINDSOR VIC 3181**

 2  1  1

Sold Price

**\$608,000**

Sold Date **15-Nov-24**

Distance **0.3km**



**5/8 CLOSEBURN AVENUE PRAHRAN VIC 3181**

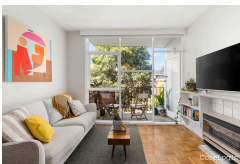
 2  1  1

Sold Price

**\$630,000**

Sold Date **09-Nov-24**

Distance **0.41km**



**9/22 WESTBURY STREET ST KILDA EAST VIC 3183**

 2  1  1

Sold Price

**\$625,000**

Sold Date **31-Oct-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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