

# 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

2/13 Lewisham 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 \$550,000 & \$575,000

### Median sale price

Median price \$565,500 Property Type Unit Suburb Windsor

Period - From 01/04/2023 to 31/03/2024 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	5/378 Inkerman St ST KILDA EAST 3183	\$574,000	09/01/2024
2	2/31 Blenheim St BALACLAVA 3183	\$570,000	16/01/2024
3	Db01/8 Blanche St ST KILDA 3182	\$568,000	17/04/2024

**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: 01/05/2024 14:00

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2 1 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$575,000

**Median Unit Price**

Year ending March 2024: \$565,500

## Comparable Properties



**5/378 Inkerman St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$574,000

**Method:** Private Sale

**Date:** 09/01/2024

**Property Type:** Apartment



**2/31 Blenheim St BALACLAVA 3183 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 16/01/2024

**Property Type:** Apartment



**Db01/8 Blanche St ST KILDA 3182 (REI)**

**Agent Comments**

2 1 1

**Price:** \$568,000

**Method:** Private Sale

**Date:** 17/04/2024

**Property Type:** Apartment

**Account - Whitefox Real Estate** | P: 96459699



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