

# 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

8/5 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 \$740,000 & \$780,000

### Median sale price

Median price \$535,000 Property Type Unit Suburb Windsor

Period - From 28/10/2023 to 27/10/2024 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	1/18 Grandview Gr PRAHRAN 3181	\$755,000	19/10/2024
2	1/7 Lewisham Rd WINDSOR 3181	\$785,000	05/10/2024
3	3/14 Chapel St ST KILDA 3182	\$780,000	02/08/2024

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:

28/10/2024 10:36

8/5 Lewisham Road, Windsor Vic 3181



Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$740,000 - \$780,000

**Median Unit Price**

28/10/2023 - 27/10/2024: \$535,000



2 1 1

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 1169 sqm approx

Agent Comments

## Comparable Properties



1/18 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

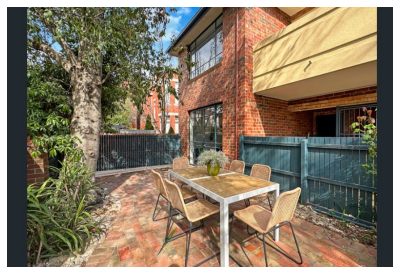
2 1 1

**Price:** \$755,000

**Method:** Auction Sale

**Date:** 19/10/2024

**Property Type:** Unit



1/7 Lewisham Rd WINDSOR 3181 (REI)

Agent Comments

2 1 1

**Price:** \$785,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** Unit



3/14 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

**Price:** \$780,000

**Method:** Sold Before Auction

**Date:** 02/08/2024

**Property Type:** Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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