

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

306/242 High Street, Windsor Vic 3181

Indicative selling price

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

Range between \$370,000 & \$407,000

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	112/31 Grattan St PRAHRAN 3181	\$390,000	05/02/2025
2	401/5 Wilson St SOUTH YARRA 3141	\$375,000	15/01/2025
3	207/31 Grattan St PRAHRAN 3181	\$395,000	10/01/2025

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:

12/02/2025 14:53

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Indicative Selling Price

\$370,000 - \$407,000

Median Unit Price

Year ending December 2024: \$549,000



Property Type: Apartment

Agent Comments

Comparable Properties



112/31 Grattan St PRAHRAN 3181 (REI)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 05/02/2025

Property Type: Apartment



401/5 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 15/01/2025

Property Type: Apartment



207/31 Grattan St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 10/01/2025

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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