Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3/7 Lewisham Road, Windsor Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000	&	\$800,000
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Median sale price

Median price	\$530,000	Pro	perty Type	Jnit		Suburb	Windsor
Period - From	01/10/2024	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

Aut	areas or comparable property	1 1100	Date of Sale
1	12/38 Westbury St ST KILDA EAST 3183	\$750,000	19/12/2024
2	1/136 Alma Rd ST KILDA EAST 3183	\$762,500	20/10/2024
3	2/6 Ardoch Av ST KILDA EAST 3183	\$770,000	19/09/2024

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:	12/02/2025 11:12



Date of sale



Simon Dale 0425771377 sdale@bigginscott.com.au

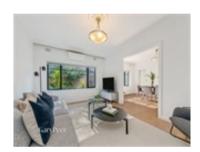
Indicative Selling Price \$750,000 - \$800,000 **Median Unit Price** December quarter 2024: \$530,000



Rooms: 4

Property Type: Flat **Agent Comments**

Comparable Properties



12/38 Westbury St ST KILDA EAST 3183 (REI)

2

Price: \$750,000 Method: Private Sale Date: 19/12/2024

Property Type: Apartment

Agent Comments

St Kilda East location. 2 x bed, 1 x bath, 1 x car, 0.61km from subject

property



1/136 Alma Rd ST KILDA EAST 3183 (REI)

2





Agent Comments

Period apartment, St Kilda East location, Main road

Price: \$762,500 Method: Auction Sale Date: 20/10/2024

Property Type: Apartment

2/6 Ardoch Av ST KILDA EAST 3183 (REI/VG)

Method: Private Sale



Price: \$770,000

Date: 19/09/2024 Property Type: Apartment **Agent Comments**

Period apartment, 2 x bedroom, 1 x bath, 1 x car, St Kilda East location

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



