

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

3/7 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$530,000

Property Type

Unit

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	Price	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



Rooms: 4
Property Type: Flat
Agent Comments

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

Comparable Properties



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



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)



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

Agent Comments

Period apartment, St Kilda East location, Main road



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



Price: \$770,000
Method: Private Sale
Date: 19/09/2024
Property Type: Apartment

Agent Comments

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

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