

## 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

3/11 WREXHAM 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$528,500

Property type

Unit

Suburb

Windsor

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 1/10 WILGAH STREET ST KILDA EAST VIC 3183 | \$689,000 | 28-Jul-24 |
| 6/56 SUTHERLAND ROAD ARMADALE VIC 3143    | \$655,500 | 07-Dec-24 |
| 1/7-9 IRVING AVENUE PRAHRAN VIC 3181      | \$673,500 | 05-Aug-24 |

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 6 months.~~

This Statement of Information was prepared on: 23 January 2025

Shape Property Pty Ltd  
 P (03) 9885 6688  
 M 0419112635  
 E concierge@shapepropertygroup.com.au



**1/10 WILGAH STREET ST KILDA  
 EAST VIC 3183**

 2  1  1

Sold Price **\$689,000** Sold Date **28-Jul-24**

Distance **1.15km**



**6/56 SUTHERLAND ROAD  
 ARMADALE VIC 3143**

 2  1  1

Sold Price **\$655,500** Sold Date **07-Dec-24**

Distance **1.51km**



**1/7-9 IRVING AVENUE PRAHRAN  
 VIC 3181**

 2  1  1

Sold Price **\$673,500** Sold Date **05-Aug-24**

Distance **0.57km**

RS = Recent sale      UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.