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

2/42 Eastbourne Street, Windsor Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting		e		/ 1 11
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Single price \$350,000

Median sale price

Median price	\$550,000	Pro	perty Type Uni	t		Suburb	Windsor
Period - From	18/03/2024	to	17/03/2025	Soi	urce	Property	/ Data

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.

Add	dress of comparable property	Price	Date of sale
1	12/209 Dandenong Rd WINDSOR 3181	\$370,000	23/12/2024
2	6/102 Westbury St BALACLAVA 3183	\$360,000	18/12/2024
3	5/299 Dandenong Rd PRAHRAN 3181	\$349,000	20/11/2024

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:

18/03/2025 15:32







Property Type: Unit Agent Comments Indicative Selling Price \$350,000 Median Unit Price 18/03/2024 - 17/03/2025: \$550,000

Comparable Properties

12/209 Dandenong Rd WINDSOR 3181 (REI/VG) 1 1 Price: \$370,000 Method: Private Sale Date: 23/12/2024 Property Type: Apartment	Agent Comments
6/102 Westbury St BALACLAVA 3183 (REI) 1 1 1 1 1 1 Price: \$360,000 Method: Private Sale Date: 18/12/2024 Property Type: Unit	Agent Comments
5/299 Dandenong Rd PRAHRAN 3181 (REI/VG) 1 1 1 1 1 1 1 Price: \$349,000 Method: Private Sale Date: 20/11/2024 Property Type: Apartment	Agent Comments

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



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