

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

4 Somerset Place, Windsor Vic 3181

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,456,000 Property Type House Suburb Windsor

Period - From 24/02/2024 to 23/02/2025 Source 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.

	Address of comparable property	Price	Date of sale
1	41 Henry St WINDSOR 3181	\$1,055,000	13/11/2024
2	22 Spring St PRAHRAN 3181	\$1,000,000	13/11/2024
3	36a Lewisham Rd WINDSOR 3181	\$1,145,000	23/10/2024

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:

24/02/2025 09:42

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Property Type: House (Previously Occupied - Detached)
Land Size: 176 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 24/02/2024 - 23/02/2025: \$1,456,000

Comparable Properties



41 Henry St WINDSOR 3181 (VG)

Agent Comments



Price: \$1,055,000
Method: Sale
Date: 13/11/2024
Property Type: House (Res)
Land Size: 127 sqm approx



22 Spring St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 119 sqm approx



36a Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,145,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: House (Res)
Land Size: 168 sqm approx

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