

# 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

25/174 Peel Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$460,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Windsor

Period - From 01/01/2023 to 31/12/2023 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	14/352 Canterbury Rd ST KILDA 3182	\$460,000	22/03/2024
2	204/129 Fitzroy St ST KILDA 3182	\$450,000	27/03/2024
3	3/28 Wynnstay Rd PRAHRAN 3181	\$441,500	09/02/2024

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:

04/04/2024 16:32



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$430,000 - \$460,000

**Median Unit Price**

Year ending December 2023: \$550,000

## Comparable Properties



**14/352 Canterbury Rd ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$460,000

**Method:** Private Sale

**Date:** 22/03/2024

**Property Type:** Apartment



**204/129 Fitzroy St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 27/03/2024

**Property Type:** Apartment



**3/28 Wynnstay Rd PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$441,500

**Method:** Private Sale

**Date:** 09/02/2024

**Property Type:** Apartment

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