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	25/174 Peel Street, Windsor Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$430,000 & \$460,000	Range between	\$430,000	&	\$460,000
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Median sale price

Median price	\$550,000	Pro	perty 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

Add	dress 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 comparableproperties 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



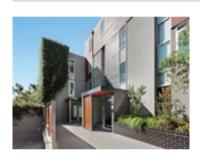






Indicative Selling Price \$430,000 - \$460,000 **Median Unit Price** Year ending December 2023: \$550,000

Comparable Properties



14/352 Canterbury Rd ST KILDA 3182 (REI)



Price: \$460,000 Method: Private Sale Date: 22/03/2024

Property Type: Apartment

Agent Comments



204/129 Fitzroy St ST KILDA 3182 (REI)





Price: \$450,000 Method: Private Sale Date: 27/03/2024

Property Type: Apartment

Agent Comments



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





Price: \$441,500 Method: Private Sale Date: 09/02/2024

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



