

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 305/233 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$525,000 Property Type Unit Suburb Windsor

Period - From 22/02/2023 to 21/02/2024 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	5/313 Dandenong Rd PRAHRAN 3181	\$405,000	31/10/2023
2	17/209 Dandenong Rd WINDSOR 3181	\$385,000	12/12/2023
3	1/233 Dandenong Rd WINDSOR 3181	\$377,500	31/01/2024

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: 22/02/2024 10:55



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

22/02/2023 - 21/02/2024: \$525,000

Comparable Properties



5/313 Dandenong Rd PRAHRAN 3181 (REI/VG) Agent Comments



Price: \$405,000

Method: Private Sale

Date: 31/10/2023

Property Type: Apartment



17/209 Dandenong Rd WINDSOR 3181 (REI/VG) Agent Comments



Price: \$385,000

Method: Private Sale

Date: 12/12/2023

Property Type: Unit



1/233 Dandenong Rd WINDSOR 3181 (REI/VG) Agent Comments



Price: \$377,500

Method: Private Sale

Date: 31/01/2024

Property Type: Apartment

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