



**RayWhite.**



Statement  
of information

109/233 DANDENONG ROAD, WINDSOR, VIC 3181  
PREPARED BY JOHN PANTELIOS, RAY WHITE BENTLEIGH & CARNEGIE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



109/233 DANDENONG ROAD, WINDSOR,

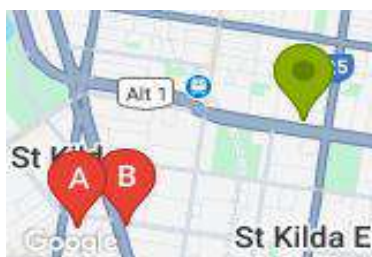
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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$420,000 to \$460,000**

Provided by: Ray White Carnegie, Ray White Corporate Default

## MEDIAN SALE PRICE



WINDSOR, VIC, 3181

Suburb Median Sale Price (Unit)

**\$532,500**

01 January 2024 to 31 December 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



504/33 INKERMAN ST, ST KILDA, VIC 3182

2 1 1

Sale Price

**\$460,000**

Sale Date: 28/10/2024

Distance from Property: 1.7km



108/109 INKERMAN ST, ST KILDA, VIC 3182

2 2 1

Sale Price

**\*\*\$440,000**

Sale Date: 23/01/2025

Distance from Property: 1.4km



This report has been compiled on 21/02/2025 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

109/233 DANDENONG ROAD, WINDSOR, VIC 3181

### Indicative selling price

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

Price Range: \$420,000 to \$460,000


### Median sale price

Median price: \$532,500

Property type: Unit

Suburb: WINDSOR

Period: 01 January 2024 to 31 December 2024

Source: 

### Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

#### Address of comparable property

#### Price

#### Date of sale

504/33 INKERMAN ST, ST KILDA, VIC 3182	\$460,000	28/10/2024
108/109 INKERMAN ST, ST KILDA, VIC 3182	**\$440,000	23/01/2025

This Statement of Information was prepared on: 21/02/2025