

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

205/1A PEEL STREET WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,500

Property type

Unit

Suburb

Windsor

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

24/4 VICTORIA STREET WINDSOR VIC 3181	\$605,000	22-Oct-24
503/10 PORTER STREET PRAHRAN VIC 3181	\$630,000	25-Oct-24
106/163 FITZROY STREET ST KILDA VIC 3182	\$585,000	26-Aug-24

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 6 months.~~

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24/4 VICTORIA STREET WINDSOR VIC 3181 Sold Price **\$605,000** Sold Date **22-Oct-24**

2 1 -

Distance **0.88km**



503/10 PORTER STREET PRAHRAN VIC 3181 Sold Price **\$630,000** Sold Date **25-Oct-24**

2 2 1

Distance **0.71km**



106/163 FITZROY STREET ST KILDA VIC 3182 Sold Price **\$585,000** Sold Date **26-Aug-24**

2 2 1

Distance **0.6km**

RS = Recent sale UN = Undisclosed Sale

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