

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

5/4 Victoria Street, Windsor Vic 3181

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$530,000 Property Type Unit Suburb Windsor

Period - From 01/10/2024 to 31/12/2024 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	205/1a Peel St WINDSOR 3181	\$625,000	03/02/2025
2	1110/15 Clifton St PRAHRAN 3181	\$620,000	30/01/2025
3	24/4 Victoria St WINDSOR 3181	\$605,000	21/10/2024

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:

05/02/2025 17:37



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$595,000

Median Unit Price

December quarter 2024: \$530,000

Comparable Properties



205/1a Peel St WINDSOR 3181 (REI)

Agent Comments

2
 1
 2

Price: \$625,000

Method: Private Sale

Date: 03/02/2025

Property Type: Apartment



1110/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments

2
 2
 2

Price: \$620,000

Method: Private Sale

Date: 30/01/2025

Property Type: Apartment



24/4 Victoria St WINDSOR 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$605,000

Method: Private Sale

Date: 21/10/2024

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525