

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

4/40-50 High Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$819,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Windsor

Period - From

01/01/2025

to

31/03/2025

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	10/84 Westbury St BALACLAVA 3183	\$780,000	21/03/2025
2	1/115a Williams Rd PRAHRAN 3181	\$807,000	01/03/2025
3	1/10 Burnett St ST KILDA 3182	\$771,000	28/02/2025

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:

10/04/2025 13:38

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Indicative Selling Price

\$819,000

Median Unit Price

March quarter 2025: \$625,000



2
 2
 1

Property Type: Unit

Agent Comments

Comparable Properties

**10/84 Westbury St BALACLAVA 3183 (REI)**

Agent Comments

2
 1
 1

Price: \$780,000**Method:** Sold Before Auction**Date:** 21/03/2025**Property Type:** Apartment**1/115a Williams Rd PRAHRAN 3181 (REI)**

Agent Comments

2
 1
 1

Price: \$807,000**Method:** Auction Sale**Date:** 01/03/2025**Property Type:** Apartment**1/10 Burnett St ST KILDA 3182 (REI)**

Agent Comments

2
 2
 1

Price: \$771,000**Method:** Sold Before Auction**Date:** 28/02/2025**Property Type:** Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140