

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Windsor

Period - From 14/03/2024 to 13/03/2025 Source Property Data

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	1/115a Williams Rd PRAHRAN 3181	\$807,000	01/03/2025
2	1/10 Burnett St ST KILDA 3182	\$771,000	28/02/2025
3	1/12 Neptune St ST KILDA 3182	\$762,000	26/02/2025

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:

14/03/2025 09:47

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Indicative Selling Price
 \$750,000 - \$800,000
Median Unit Price
 14/03/2024 - 13/03/2025: \$550,000



Property Type: Unit
Agent Comments

Comparable Properties



1/115a Williams Rd PRAHRAN 3181 (REI)

[Agent Comments](#)



Price: \$807,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Apartment



1/10 Burnett St ST KILDA 3182 (REI)

[Agent Comments](#)



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



1/12 Neptune St ST KILDA 3182 (REI)

[Agent Comments](#)



Price: \$762,000
Method: Private Sale
Date: 26/02/2025
Property Type: Unit

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