Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	4/40-50 High Street, Windsor Vic 3181
Including suburb and postcode	
postodae	

Indicative selling price

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

Range between \$750,000	&	\$800,000
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Median sale price

Median price	\$550,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale



Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

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)

2

Agent Comments

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

Property Type: Apartment

1/10 Burnett St ST KILDA 3182 (REI)

2

Agent Comments

Price: \$771,000

Method: Sold Before Auction

Date: 28/02/2025

Property Type: Apartment



1/12 Neptune St ST KILDA 3182 (REI)

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

Agent Comments

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





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