

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

1/233 DANDENONG ROAD 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,000

Property type

Unit

Suburb

Windsor

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

202/2A HENRY STREET WINDSOR VIC 3181	\$395,000	20-May-25
214/270 HIGH STREET WINDSOR VIC 3181	\$380,000	02-May-25
310/270 HIGH STREET WINDSOR VIC 3181	\$385,000	21-May-25

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.~~

This Statement of Information was prepared on: 18 September 2025

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**202/2A HENRY STREET WINDSOR
VIC 3181**

 1  1  1

Sold Price

\$395,000

Sold Date

20-May-25

Distance

1.44km



**214/270 HIGH STREET WINDSOR
VIC 3181**

 1  1  1

Sold Price

\$380,000

Sold Date

02-May-25

Distance

0.65km



**310/270 HIGH STREET WINDSOR
VIC 3181**

 1  1  1

Sold Price

\$385,000

Sold Date

21-May-25

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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