

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

105/72-76 HIGH STREET 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

\$190,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,250

Property type

Unit

Suburb

Windsor

Period-from

01 Oct 2024

to

30 Sep 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

309/42 PORTER STREET PRAHRAN VIC 3181	\$180,000	12-Sep-25
28/17 MACQUARIE STREET PRAHRAN VIC 3181	\$149,000	22-Jul-25
46/25 REDAN STREET ST KILDA VIC 3182	-	23-Sep-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: 29 October 2025

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**309/42 PORTER STREET
PRAHRAN VIC 3181**

1 1 1

Sold Price

^{RS} **\$180,000** Sold Date **12-Sep-25**

Distance **0.39km**



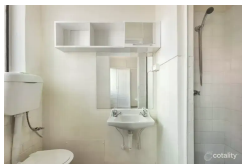
**28/17 MACQUARIE STREET
PRAHRAN VIC 3181**

1 1 1

Sold Price

\$149,000 Sold Date **22-Jul-25**

Distance **0.37km**



**46/25 REDAN STREET ST KILDA
VIC 3182**

1 1 -

Sold Price

^{RS UN} **-** Sold Date **23-Sep-25**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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