

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 109/2A Henry Street, Windsor, VIC 3181

Indicative selling price

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

Price Range \$350,000 & \$375,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Windsor (3181)
Period - From 01/07/2024 to 30/06/2025 Source pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
306/2A HENRY STREET, WINDSOR VIC 3181	\$351,000	22/03/2025
712/1 CLARA STREET, SOUTH YARRA VIC 3141	\$350,000	05/08/2025
1612/478A ST KILDA ROAD, MELBOURNE VIC 3004	\$375,000	14/07/2025

This Statement of Information was prepared on: 19/08/2025