## 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	

#### Indicative selling price

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

Range between \$490,000 & \$530,000	Range between	\$490,000	&	\$530,000
-------------------------------------	---------------	-----------	---	-----------

#### Median sale price

Median price	\$549,900	Pro	perty Type	Unit		Suburb	Windsor
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

## 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.

Ad	dress of comparable property	Price	Date of sale
1	3/51 Union St WINDSOR 3181	\$525,000	01/08/2025
2	8/19 Redan St ST KILDA 3182	\$535,000	15/05/2025
3	8/31 Upton Rd WINDSOR 3181	\$515,000	29/04/2025

#### 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:	22/10/2025 08:43





Simon Dale 0425771377 sdale@bigginscott.com.au

Indicative Selling Price \$490,000 - \$530,000 Median Unit Price September quarter 2025: \$549,900





# Comparable Properties



3/51 Union St WINDSOR 3181 (REI/VG)

2

**—** 

a di 1

Price: \$525,000 Method: Private Sale Date: 01/08/2025 Property Type: Unit **Agent Comments** 

Same complex, livable current condition, 1 x car



8/19 Redan St ST KILDA 3182 (VG)

2

Price: \$535,000 Method: Sale Date: 15/05/2025

Property Type: Strata Flat - Single OYO Flat

**Agent Comments** 

2 x bedroom, 1 x bath, St Kilda

location



8/31 Upton Rd WINDSOR 3181 (REI)

2

Price: \$515,000 Method: Private Sale Date: 29/04/2025

**—** 

Property Type: Apartment

1

₹,

-,

Agent Comments

Windsor location, 2 x bedroom, 0.14km from subject property

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.