

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

15/4 VICTORIA 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

or range
between

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Windsor

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

13/4 VICTORIA STREET WINDSOR VIC 3181	\$652,250	20-May-25
5/32-34 THE AVENUE WINDSOR VIC 3181	\$648,000	02-Jun-25
104/69 NEWRY STREET WINDSOR VIC 3181	\$625,000	06-Feb-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: 11 June 2025

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**13/4 VICTORIA STREET WINDSOR
VIC 3181**

2 2 2

Sold Price

^{RS} **\$652,250** ^{UN}

Sold Date **20-May-25**

Distance **0km**



**5/32-34 THE AVENUE WINDSOR
VIC 3181**

2 1 1

Sold Price

^{RS} **\$648,000** ^{UN}

Sold Date **02-Jun-25**

Distance **0.52km**



**104/69 NEWRY STREET WINDSOR
VIC 3181**

2 2 1

Sold Price

\$625,000

Sold Date **06-Feb-25**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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