

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

17/25 Williams Road, Windsor Vic 3181

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$538,000 Property Type Unit Suburb Windsor

Period - From 09/07/2024 to 08/07/2025 Source Property Data

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.

	Address of comparable property	Price	Date of sale
1	4/16a Chapel St ST KILDA 3182	\$350,000	04/07/2025
2	3/106 Alexandra St ST KILDA EAST 3183	\$365,000	27/06/2025
3	14/25 Williams Rd WINDSOR 3181	\$330,000	30/05/2025

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:

09/07/2025 10:49



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$330,000 - \$360,000
Median Unit Price
09/07/2024 - 08/07/2025: \$538,000

Comparable Properties



4/16a Chapel St ST KILDA 3182 (REI)

Agent Comments

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Price: \$350,000
Method: Private Sale
Date: 04/07/2025
Property Type: Apartment
Land Size: 52 sqm approx



3/106 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$365,000
Method: Private Sale
Date: 27/06/2025
Property Type: Apartment



14/25 Williams Rd WINDSOR 3181 (REI)

Agent Comments

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Price: \$330,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: Apartment