# Statement of Information Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

18 ST JOHN STREET, WINDSOR, VIC 3181

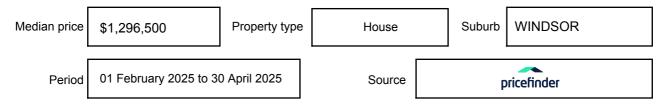
### Indicative selling price

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

Price Range:

\$1,200,000 to \$1,300,000

#### Median sale price



## **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

| Address of comparable property   | Price       | Date of sale |
|----------------------------------|-------------|--------------|
| 36 RALEIGH ST, WINDSOR, VIC 3181 | \$1,385,000 | 22/05/2025   |
| 79 HENRY ST, WINDSOR, VIC 3181   | \$1,250,000 | 14/04/2025   |
| 19 ERICA ST, WINDSOR, VIC 3181   | \$1,400,000 | 13/04/2025   |

This Statement of Information was prepared on: 26/05/2025

