

# 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

2/13a Lewisham Road, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$555,000 Property Type Unit Suburb Windsor

Period - From 01/10/2024 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.

	Address of comparable property	Price	Date of sale
1	707/15 Clifton St PRAHRAN 3181	\$560,000	13/11/2025
2	17/28 Fulton St ST KILDA EAST 3183	\$545,000	06/11/2025
3	1103/15 Clifton St PRAHRAN 3181	\$535,000	27/10/2025

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:

22/12/2025 03:27



2 1 1

Property Type:

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending September 2025: \$555,000

## Comparable Properties



707/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 13/11/2025

Rooms: 4

Property Type: Apartment



17/28 Fulton St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$545,000

Method: Private Sale

Date: 06/11/2025

Property Type: Apartment

Land Size: 58 sqm approx

1103/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$535,000

Method: Private Sale

Date: 27/10/2025

Property Type: Apartment