

## 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

2/27 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) (\*Delete single price or range as applicable)

Single Price

\$690,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Windsor

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

6/5 THE AVENUE WINDSOR VIC 3181	\$659,999	22-Mar-25
109/10 HILLINGDON PLACE PRAHRAN VIC 3181	\$650,000	07-May-25
2/3 FULTON STREET ST KILDA EAST VIC 3183	\$705,000	11-Apr-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.~~

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**6/5 THE AVENUE WINDSOR VIC 3181**

2 1 1

Sold Price **\$659,999** Sold Date **22-Mar-25**

Distance **0.21km**



**109/10 HILLINGDON PLACE PRAHRAN VIC 3181**

2 1 1

Sold Price **\$650,000** Sold Date **07-May-25**

Distance **0.62km**



**2/3 FULTON STREET ST KILDA EAST VIC 3183**

2 1 1

Sold Price <sup>RS</sup> **\$705,000** Sold Date **11-Apr-25**

Distance **0.61km**

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

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