

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

2/42 Eastbourne Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Windsor

Period - From

18/03/2024

to

17/03/2025

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	12/209 Dandenong Rd WINDSOR 3181	\$370,000	23/12/2024
2	6/102 Westbury St BALACLAVA 3183	\$360,000	18/12/2024
3	5/299 Dandenong Rd PRAHRAN 3181	\$349,000	20/11/2024

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:

18/03/2025 15:32



1 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$350,000
Median Unit Price
18/03/2024 - 17/03/2025: \$550,000

Comparable Properties



12/209 Dandenong Rd WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$370,000
Method: Private Sale
Date: 23/12/2024
Property Type: Apartment



6/102 Westbury St BALACLAVA 3183 (REI)

Agent Comments

1 1 1

Price: \$360,000
Method: Private Sale
Date: 18/12/2024
Property Type: Unit



5/299 Dandenong Rd PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$349,000
Method: Private Sale
Date: 20/11/2024
Property Type: Apartment