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

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 202/2a Henry Street, Windsor Vic 3181

### Indicative selling price

For the meaning o	f this price see consumer.vic.gov.au/underquoting					
Single price	\$395,000					
Median sale price						

### I

Median price \$625,000		Property Type Unit					Suburb	Windsor
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	404/480 St Kilda Rd MELBOURNE 3004	\$395,000	22/04/2025
2	210/1 Clara St SOUTH YARRA 3141	\$392,000	15/04/2025
3	707/32 Bray St SOUTH YARRA 3141	\$395,000	02/04/2025

OR

**B**\*\_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

08/05/2025 15:19









**Property Type:** Apartment Agent Comments

Isabella Maxwell 03 9509 0411 0415 531 814 isabella.maxwell@belleproperty.com

> Indicative Selling Price \$395,000 Median Unit Price March quarter 2025: \$625,000

# **Comparable Properties**



 Image: 1
 Image: 1
 Image: 1

 Price: \$395,000
 Image: 1

 Method: Private Sale
 Image: 1

 Date: 22/04/2025
 Image: 1

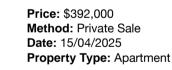
404/480 St Kilda Rd MELBOURNE 3004 (REI)

210/1 Clara St SOUTH YARRA 3141 (REI)



Agent Comments

Agent Comments



Property Type: Apartment

707/32 Bray St SOUTH YARRA 3141 (VG)



Agent Comments

Price: \$395,000 Method: Sale Date: 02/04/2025 Property Type: Strata Unit/Flat

### Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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