

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

206/152 Peel Street, Windsor Vic 3181

Indicative selling price

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

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

Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Windsor

Period - From

01/04/2025

to

31/03/2026

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	502/111 Inkerman St ST KILDA 3182	\$540,000	14/04/2026
2	204/115 Wellington St ST KILDA 3182	\$524,000	14/12/2025
3	16/4a Lansdowne Rd ST KILDA EAST 3183	\$535,000	12/12/2025

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:

06/05/2026 17:18

Michael Tynan

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending March 2026: \$565,000



2
 2
 1

Property Type: Apartment

Agent Comments

Comparable Properties

**502/111 Inkerman St ST KILDA 3182 (REI)**

Agent Comments

2
 2
 1

Price: \$540,000**Method:** Private Sale**Date:** 14/04/2026**Property Type:** Apartment**204/115 Wellington St ST KILDA 3182 (REI/VG)**

Agent Comments

2
 1
 1

Price: \$524,000**Method:** Private Sale**Date:** 14/12/2025**Property Type:** Apartment**16/4a Lansdowne Rd ST KILDA EAST 3183 (REI/VG)**

Agent Comments

2
 2
 1

Price: \$535,000**Method:** Private Sale**Date:** 12/12/2025**Property Type:** Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140