Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	208/242-246 High Street, Windsor Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$535,000	&	\$575,000
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Median sale price

Median price	\$549,900	Pro	perty Type	Unit		Suburb	Windsor
Period - From	01/07/2025	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	228/15 Clifton St PRAHRAN 3181	\$585,000	30/10/2025
2	308/181 Fitzroy St ST KILDA 3182	\$600,000	25/10/2025
3	102/242 High St WINDSOR 3181	\$615,000	25/07/2025

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:	14/11/2025 12:27













Property Type: Strata Unit/Flat Land Size: 920 sqm approx

Agent Comments

Indicative Selling Price \$535,000 - \$575,000 **Median Unit Price** September quarter 2025: \$549,900

Comparable Properties



228/15 Clifton St PRAHRAN 3181 (REI)



Price: \$585,000 Method: Private Sale Date: 30/10/2025

Property Type: Apartment

Agent Comments



308/181 Fitzroy St ST KILDA 3182 (REI)





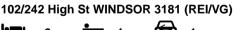
Agent Comments

Agent Comments

Price: \$600,000 Method: Private Sale Date: 25/10/2025

Property Type: Apartment





Price: \$615,000 Method: Private Sale Date: 25/07/2025

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255





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