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

208/242-246 High Street, Windsor Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$560,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/07/2024	to	30/06/2025		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.

Add	dress of comparable property	Price	Date of sale
1	101/8 Bond St SOUTH YARRA 3141	\$647,000	30/06/2025
2	509/32 Bray St SOUTH YARRA 3141	\$595,000	18/06/2025
3	202/6K High St WINDSOR 3181	\$640,000	13/06/2025

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:

14/07/2025 09:34









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

Indicative Selling Price \$600,000 - \$650,000 **Median Unit Price** Year ending June 2025: \$560,000

Comparable Properties



Price: \$647,000 Method: Private Sale Date: 30/06/2025 Property Type: Apartment

2

509/32 Bray St SOUTH YARRA 3141 (REI)

101/8 Bond St SOUTH YARRA 3141 (REI)

2



Agent Comments

Agent Comments

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Price: \$595,000 Method: Private Sale Date: 18/06/2025



Property Type: Apartment

202/6K High St WINDSOR 3181 (REI) •**—** 2 2 1 Price: \$640.000

Method: Private Sale Date: 13/06/2025 Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



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