

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 consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$650,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb Windsor

Period - From 01/07/2024

to

30/06/2025

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	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



2 1 1

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



101/8 Bond St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$647,000

Method: Private Sale

Date: 30/06/2025

Property Type: Apartment



509/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 18/06/2025

Property Type: Apartment



202/6K High St WINDSOR 3181 (REI)

Agent Comments

2 2 1

Price: \$640,000

Method: Private Sale

Date: 13/06/2025

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255