

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

21 Elm Place, Windsor Vic 3181

Indicative selling price

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

Range between \$1,550,000

&

\$1,695,000

Median sale price

Median price \$1,401,500

Property Type House

Suburb Windsor

Period - From 01/04/2025

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	28 Larnook St PRAHRAN 3181	\$1,635,000	24/05/2025
2	14 Grosvenor St BALACLAVA 3183	\$1,690,000	13/09/2025
3	17 Fawkner St ST KILDA 3182	\$1,765,000	31/05/2025

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:

23/09/2025 11:44

21 Elm Place, Windsor Vic 3181



Michel Swainson

03 9509 0411

0447 612 166

michel.swainson@belleproperty.com

Indicative Selling Price

\$1,550,000 - \$1,695,000

Median House Price

June quarter 2025: \$1,401,500



Property Type: House

Agent Comments

Comparable Properties



28 Larnook St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,635,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 190 sqm approx



14 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments



Price: \$1,690,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 325 sqm approx



17 Fawkner St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,765,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 247 sqm approx

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



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