

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

220/111 Punt Road, Windsor Vic 3181

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$549,900

Property 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	605/15 Queens Rd MELBOURNE 3004	\$447,000	10/10/2025
2	437/111 Punt Rd WINDSOR 3181	\$475,000	09/06/2025
3	211/111 Punt Rd WINDSOR 3181	\$425,000	20/05/2025

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:

13/11/2025 17:00



 2
  2
  1

Property Type:
 Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

September quarter 2025: \$549,900

Comparable Properties



605/15 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 2
  2
  1

Price: \$447,000

Method: Private Sale

Date: 10/10/2025

Property Type: Apartment



437/111 Punt Rd WINDSOR 3181 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$475,000

Method: Private Sale

Date: 09/06/2025

Property Type: Apartment



211/111 Punt Rd WINDSOR 3181 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$425,000

Method: Private Sale

Date: 20/05/2025

Property Type: Apartment

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