

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

23 Green Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

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	33 Packington St PRAHRAN 3181	\$1,801,000	21/08/2025
2	21 High St PRAHRAN 3181	\$1,789,000	19/08/2025
3	65 Donald St PRAHRAN 3181	\$1,710,000	26/07/2025

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:

18/09/2025 11:06

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Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

June quarter 2025: \$1,401,500



3 1 1

Property Type: House (Res)

Land Size: 290 sqm approx

Agent Comments

Comparable Properties



33 Packington St PRAHRAN 3181 (REI)

Agent Comments

3 1 -

Price: \$1,801,000

Method: Private Sale

Date: 21/08/2025

Property Type: House (Res)



21 High St PRAHRAN 3181 (REI)

Agent Comments

3 1 2

Price: \$1,789,000

Method: Private Sale

Date: 19/08/2025

Property Type: House

Land Size: 350 sqm approx



65 Donald St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 1

Price: \$1,710,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 156 sqm approx

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