

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 WILLIAMS ROAD WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,750,000

&

\$2,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

Windsor

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

72 CLARKE STREET PRAHRAN VIC 3181	\$2,660,000	22-Mar-25
210 WILLIAMS ROAD TOORAK VIC 3142	-	23-May-25
81 LEWISHAM ROAD NORTH PRAHRAN VIC 3181	\$3,000,000	13-May-25

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 6 months.~~

This Statement of Information was prepared on: 25 June 2025



72 CLARKE STREET PRAHRAN VIC 3181

Sold Price

\$2,660,000

Sold Date

22-Mar-25

3

2

1

Distance

0.78km



210 WILLIAMS ROAD TOORAK VIC 3142

Sold Price

^{RS} - ^{UN}

Sold Date

23-May-25

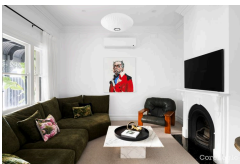
4

1

1

Distance

1.21km



81 LEWISHAM ROAD NORTH PRAHRAN VIC 3181

Sold Price

^{RS} **\$3,000,000**

Sold Date

13-May-25

4

3

2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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