

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

24 Erica Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,330,000

&

\$1,440,000

Median sale price

Median price \$1,390,000

Property Type House

Suburb Windsor

Period - From 01/10/2024

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	66a Fawkner St SOUTH YARRA 3141	\$1,345,000	04/10/2025
2	14 Aberdeen Rd PRAHRAN 3181	\$1,365,000	27/08/2025
3	74 Aberdeen Rd PRAHRAN 3181	\$1,400,000	17/07/2025

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:

16/10/2025 18:21

24 Erica Street, Windsor Vic 3181



Andrew James
03 9509 0411
0411 420 788

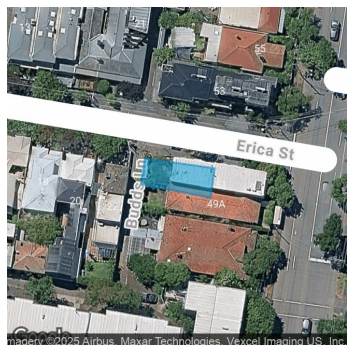
andrew.james@belleproperty.com

Indicative Selling Price

\$1,330,000 - \$1,440,000

Median House Price

Year ending September 2025: \$1,390,000



2 2 1

Property Type:

Agent Comments

Comparable Properties



66a Fawkner St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$1,345,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)



14 Aberdeen Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$1,365,000

Method: Sold Before Auction

Date: 27/08/2025

Property Type: House (Res)

Land Size: 118 sqm approx



74 Aberdeen Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 -

Price: \$1,400,000

Method: Sold Before Auction

Date: 17/07/2025

Property Type: House (Res)

Land Size: 97 sqm approx

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



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