

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

25 Raleigh Street, Windsor Vic 3181

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Windsor

Period - From

22/10/2024

to

21/10/2025

Source

Property Data

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	15 Fern Av WINDSOR 3181	\$1,545,000	20/10/2025
2	42 Clarke St PRAHRAN 3181	\$1,680,000	16/08/2025
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:

22/10/2025 16:02



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

22/10/2024 - 21/10/2025: \$1,400,000



3 1 0

Property Type: House

Agent Comments

Comparable Properties



15 Fern Av WINDSOR 3181 (REI)

Agent Comments

3 1 -

Price: \$1,545,000

Method: Private Sale

Date: 20/10/2025

Property Type: House

Land Size: 201 sqm approx



42 Clarke St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,680,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 196 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

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



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