

# 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 3/40-50 High Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$840,000

### Median sale price

Median price \$555,000 Property Type Unit 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	62 High St PRAHRAN 3181	\$855,000	30/08/2025
2	104/2 Cromwell Rd SOUTH YARRA 3141	\$825,000	08/08/2025
3	9/646 Malvern Rd PRAHRAN 3181	\$850,000	14/07/2025

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: 21/11/2025 19:45

3/40-50 High Street, Windsor Vic 3181

**belle**  
PROPERTY

Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$800,000 - \$840,000

**Median Unit Price**

Year ending September 2025: \$555,000



 2  2  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**62 High St PRAHRAN 3181 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$855,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** Apartment



**104/2 Cromwell Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$825,000

**Method:** Sold Before Auction

**Date:** 08/08/2025

**Property Type:** Unit



**9/646 Malvern Rd PRAHRAN 3181 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$850,000

**Method:** Expression of Interest

**Date:** 14/07/2025

**Property Type:** Apartment

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



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