

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 Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	109 York St PRAHRAN 3181	\$1,350,000	17/10/2025
2	66a Fawkner St SOUTH YARRA 3141	\$1,345,000	04/10/2025
3	22 Gladstone St WINDSOR 3181	\$1,325,000	20/08/2025

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 16:46

3 Peel Street, Windsor Vic 3181



Isabella Maxwell

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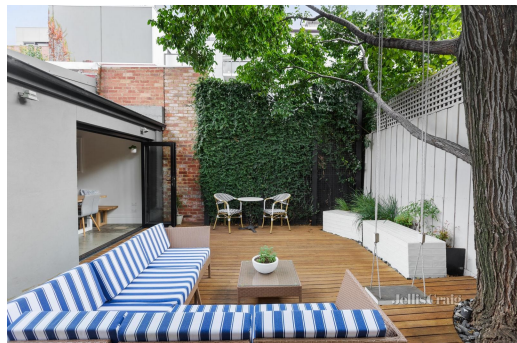
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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

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



3 1 0

Property Type: House (Res)

Land Size: 172 sqm approx

Agent Comments

Comparable Properties



109 York St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,350,000

Method: Sold Before Auction

Date: 17/10/2025

Property Type: House

Land Size: 189 sqm approx



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)



22 Gladstone St WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,325,000

Method: Private Sale

Date: 20/08/2025

Property Type: House

Land Size: 152 sqm approx

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



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