

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

31 Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,120,000

&

\$1,220,000

Median sale price

Median price \$1,262,000

Property Type House

Suburb Windsor

Period - From 01/01/2025

to

31/03/2025

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	45 Wrights Tce PRAHRAN 3181	\$1,213,500	12/04/2025
2	77 Pridham St PRAHRAN 3181	\$1,205,000	29/03/2025
3	4 Somerset PI WINDSOR 3181	\$1,160,000	22/03/2025

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:

14/04/2025 12:42

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Indicative Selling Price

\$1,120,000 - \$1,220,000

Median House Price

March quarter 2025: \$1,262,000



2 1 0

Property Type: House
Land Size: 223 sqm approx
Agent Comments

Comparable Properties



45 Wrights Tce PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,213,500
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)



77 Pridham St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$1,205,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)



4 Somerset Pl WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,160,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140