

## 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

310/270 HIGH STREET WINDSOR VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Windsor

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

101/25 GERTRUDE STREET WINDSOR VIC 3181	\$430,000	21-Dec-24
317/31 GRATTAN STREET PRAHRAN VIC 3181	\$400,000	15-Feb-25
1001/15 CLIFTON STREET PRAHRAN VIC 3181	\$472,500	02-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 01 May 2025



## 101/25 GERTRUDE STREET WINDSOR VIC 3181

1 1 1

Sold Price **\$430,000** Sold Date **21-Dec-24**

Distance **0.29km**



## 317/31 GRATTAN STREET PRAHRAN VIC 3181

1 1 1

Sold Price **\$400,000** Sold Date **15-Feb-25**

Distance **0.84km**



## 1001/15 CLIFTON STREET PRAHRAN VIC 3181

1 1 1

Sold Price **\$472,500** Sold Date **02-Apr-25**

Distance **0.22km**



## 21/69 WELLINGTON STREET ST KILDA VIC 3182

1 1 1

Sold Price <sup>RS</sup> **\$451,250** <sup>UN</sup> Sold Date **10-Apr-25**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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