

## 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

313/6 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) (\*Delete single price or range as applicable)

Single Price

\$399,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Windsor

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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

307/74 QUEENS ROAD MELBOURNE VIC 3004	\$390,000	06-Jun-25
312/87 HIGH STREET PRAHRAN VIC 3181	\$410,000	27-Oct-25
406/3 VICTORIA STREET WINDSOR VIC 3181	\$435,000	22-Sep-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 December 2025

McGrath St Kilda  
 M 0433896337  
 E shannonkelly@mcgrath.com.au



**307/74 QUEENS ROAD  
 MELBOURNE VIC 3004**

1 1 1

Sold Price **\$390,000** Sold Date **06-Jun-25**

Distance **0.34km**



**312/87 HIGH STREET PRAHRAN  
 VIC 3181**

1 1 1

Sold Price **\$410,000** Sold Date **27-Oct-25**

Distance **0.54km**



**406/3 VICTORIA STREET  
 WINDSOR VIC 3181**

1 1 1

Sold Price **\$435,000** Sold Date **22-Sep-25**

Distance **0.96km**

RS = Recent sale      UN = Undisclosed Sale

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