### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4/40-50 High Street, Windsor Vic 3181

#### Indicative selling price

For the meaning o	f this price see co	onsumer.vic.gov.au/unde	rquoting	
Single price	\$819,000	]		
Median sale pri	ce			

Median price	\$625,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/01/2025	to	31/03/2025	5	Sc	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	10/84 Westbury St BALACLAVA 3183	\$780,000	21/03/2025
2	1/115a Williams Rd PRAHRAN 3181	\$807,000	01/03/2025
3	1/10 Burnett St ST KILDA 3182	\$771,000	28/02/2025

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:

10/04/2025 13:38



## BigginScott<sup>\*</sup>

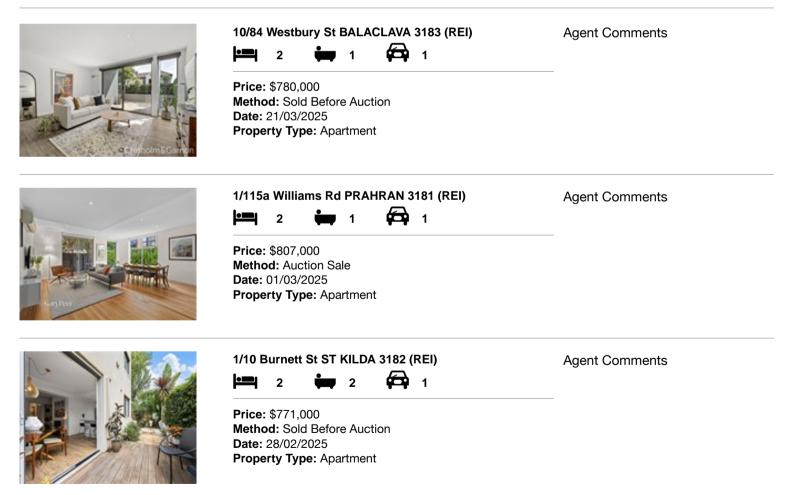




Property Type: Unit Agent Comments Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

Indicative Selling Price \$819,000 Median Unit Price March quarter 2025: \$625,000

# **Comparable Properties**



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



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