

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

437/111 PUNT ROAD WINDSOR VIC 3181

Indicative selling price

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

Single Price

or range
between

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Windsor

Period-from

01 Apr 2024

to

31 Mar 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

710/6 ST KILDA ROAD ST KILDA VIC 3182	\$530,000	02-Nov-24
302/2 PRINCES STREET ST KILDA VIC 3182	\$530,000	18-Nov-24
11/3 CHARNWOOD ROAD ST KILDA VIC 3182	\$490,000	31-Dec-24

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: 23 April 2025



**710/6 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

\$530,000

Sold Date **02-Nov-24**

2 2 1

Distance **0.62km**



**302/2 PRINCES STREET ST KILDA
VIC 3182**

Sold Price

Sold Date **18-Nov-24**

2 2 1

Distance **0.85km**



**11/3 CHARNWOOD ROAD ST KILDA
VIC 3182**

Sold Price

\$490,000

Sold Date **31-Dec-24**

2 2 1

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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