

# 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

5/18 Ellesmere Road, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb Windsor

Period - From 01/07/2024 to 30/06/2025 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	1/14 Highbury Gr PRAHRAN 3181	\$810,000	19/06/2025
2	8/402 Toorak Rd TOORAK 3142	\$850,000	23/08/2025
3	15/247 Williams Rd SOUTH YARRA 3141	\$858,888	03/07/2025

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:

25/08/2025 15:02

5/18 Ellesmere Road, Windsor Vic 3181



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**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

Year ending June 2025: \$560,000



2 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**1/14 Highbury Gr PRAHRAN 3181 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$810,000

**Method:** Sold Before Auction

**Date:** 19/06/2025

**Property Type:** Apartment



**8/402 Toorak Rd TOORAK 3142 (REI)**

Agent Comments

2 1 2

**Price:** \$850,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** Apartment



**15/247 Williams Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$858,888

**Method:** Private Sale

**Date:** 03/07/2025

**Property Type:** Unit

**Account - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525



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