

# 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 5/28 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 \$750,000 & \$825,000

### Median sale price

Median price \$635,000 Property Type Unit Suburb Windsor

Period - From 01/01/2026 to 31/03/2026 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

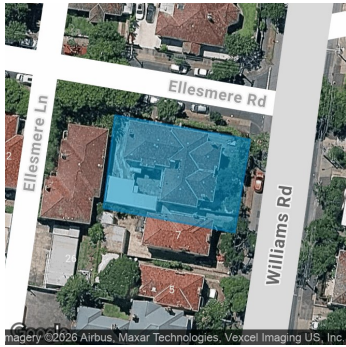
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/41 Kooyong Rd ARMADALE 3143	\$750,000	11/02/2026
2	7/17 Irving Av PRAHRAN 3181	\$760,000	14/02/2026
3	3/1a Boondara Gr ST KILDA EAST 3183	\$810,000	17/02/2026

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: 20/05/2026 11:31



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

## Comparable Properties



**6/41 Kooyong Rd ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 11/02/2026  
**Property Type:** Apartment  
**Land Size:** 97 sqm approx



**7/17 Irving Av PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** Apartment  
**Land Size:** 89 sqm approx



**3/1a Boondara Gr ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$810,000  
**Method:** Sold Before Auction  
**Date:** 17/02/2026  
**Property Type:** Apartment

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