#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for sale
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Address	5 Frederick Street, Windsor Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$885,000

#### Median sale price

Median price \$1,390,000	Pro	operty Type Ho	use	Suburb	Windsor
Period - From 01/10/2024	to	30/09/2025	Sou	rce 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 21 Albert St WINDSOR 3181 \$825,000 13/10/2025

2	3 Dixon St PRAHRAN 3181	\$945,000	11/09/2025
3	21 Spring St PRAHRAN 3181	\$936,000	03/09/2025

#### 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:	29/10/2025 09:41
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Rooms: 4

**Property Type:** House **Land Size:** 87 sqm approx

**Agent Comments** 

### Comparable Properties

21 Albert St WINDSOR 3181 (REI)

1







Price: \$825,000 Method: Private Sale Date: 13/10/2025

Property Type: House (Res)

**Agent Comments** 



3 Dixon St PRAHRAN 3181 (REI/VG)

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**Agent Comments** 

Price: \$945,000 Method: Private Sale Date: 11/09/2025 Property Type: House Land Size: 146 sqm approx



21 Spring St PRAHRAN 3181 (REI)



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Price: \$936,000 Method: Private Sale Date: 03/09/2025 Property Type: House Agent Comments



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