

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

6/209 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between \$350,000 & \$370,000

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	306/2a Henry St WINDSOR 3181	\$351,000	22/03/2025
2	102/2a Henry St WINDSOR 3181	\$370,000	08/02/2025
3	4/209 Dandenong Rd WINDSOR 3181	\$370,000	14/04/2025

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:

17/07/2025 12:02



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

306/2a Henry St WINDSOR 3181 (VG)

Agent Comments

1 - -

Price: \$351,000

Method: Sale

Date: 22/03/2025

Property Type: Strata Unit/Flat



102/2a Henry St WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$370,000

Method: Auction Sale

Date: 08/02/2025

Property Type: Apartment



4/209 Dandenong Rd WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$370,000

Method: Private Sale

Date: 14/04/2025

Property Type: Unit