

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

6/221 DANDENONG 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Windsor

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

4/8 CLOSEBURN AVENUE PRAHRAN VIC 3181	\$630,000	06-Jun-25
6/99 ALMA ROAD ST KILDA EAST VIC 3183	\$621,000	28-May-25
8/8 WESTBURY STREET ST KILDA EAST VIC 3183	\$620,000	04-Oct-25

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: 17 November 2025



Besim Kanacevic

M 0433338757

E besim.kanacevic@belleproperty.com



**4/8 CLOSEBURN AVENUE
PRAHRAN VIC 3181**

2 1 1

Sold Price **\$630,000** Sold Date **06-Jun-25**

Distance **0.56km**



**6/99 ALMA ROAD ST KILDA EAST
VIC 3183**

2 1 1

Sold Price **\$621,000** Sold Date **28-May-25**

Distance **0.59km**



**8/8 WESTBURY STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price ^{RS} **\$620,000** Sold Date **04-Oct-25**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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