

# 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 607/13K Raleigh Street, Windsor, VIC 3181

### Indicative selling price

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

Price Range

\$120,000

&

\$130,000

### Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Windsor (3181)

Period - From

01/09/2024

to

31/08/2025

Source

Cotality

### Comparable property sales

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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
606/13K RALEIGH STREET, WINDSOR VIC 3181	\$119,000	24/06/2025
208/42 PORTER STREET, PRAHRAN VIC 3181	\$131,000	14/05/2025
28/17 MACQUARIE STREET, PRAHRAN VIC 3181	\$149,000	22/07/2025

This Statement of Information was prepared on: 03/09/2025