

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

7/17 ELLESMERE 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Windsor

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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

608/7 KING STREET PRAHRAN VIC 3181	\$340,000	28-Oct-24
6/18 NORMANBY STREET WINDSOR VIC 3181	\$355,000	02-Aug-24
8/313 DANDENONG ROAD PRAHRAN VIC 3181	\$369,000	18-July-24

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: 19 December 2024



608/7 KING STREET PRAHRAN VIC 3181

Sold Price

\$340,000

Sold Date

28-Oct-24

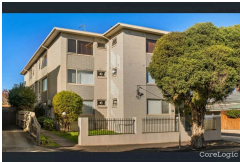
1

1

1

Distance

1.02km



6/18 NORMANBY STREET WINDSOR VIC 3181

Sold Price

\$355,000

Sold Date

02-Aug-24

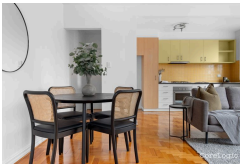
1

1

1

Distance

0.33km



8/313 DANDENONG ROAD PRAHRAN VIC 3181

Sold Price

\$369,000

Sold Date

18-July-24

1

1

1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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