

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

701/13 RALEIGH STREET 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

\$165,000

&

\$180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,250

Property type

Unit

Suburb

Windsor

Period-from

01 Oct 2024

to

30 Sep 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

309/42 PORTER STREET PRAHRAN VIC 3181	\$180,000	12-Sep-25
123/42 PORTER STREET PRAHRAN VIC 3181	\$180,000	27-Jun-25
606/13 RALEIGH STREET WINDSOR VIC 3181	\$119,000	24-Jun-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: 28 October 2025



309/42 PORTER STREET PRAHRAN VIC 3181

1 1 1

Sold Price

^{RS}

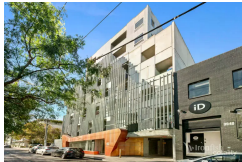
\$180,000

Sold Date

12-Sep-25

Distance

0.76km



123/42 PORTER STREET PRAHRAN VIC 3181

1 1 1

Sold Price

\$180,000

Sold Date

27-Jun-25

Distance

0.76km



606/13 RALEIGH STREET WINDSOR VIC 3181

1 1 1

Sold Price

\$119,000

Sold Date

24-Jun-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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