Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	8/219 Dandenong Road, Windsor Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$950,000	&	\$1,000,000

Median sale price

Median price	\$549,900	Pro	perty Type	Jnit]	Suburb	Windsor
Period - From	01/07/2025	to	30/09/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	6/99 Mathoura Rd TOORAK 3142	\$1,050,000	15/11/2025
2	5/299 Orrong Rd ST KILDA EAST 3183	\$1,000,000	19/09/2025
3	G06/43-45 The Avenue BALACLAVA 3183	\$950,000	29/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/11/2025 16:11











Property Type: Apartment **Agent Comments**

Indicative Selling Price \$950,000 - \$1,000,000 **Median Unit Price** September quarter 2025: \$549,900

Comparable Properties



6/99 Mathoura Rd TOORAK 3142 (REI)

Price: \$1,050,000 Method: Private Sale Date: 15/11/2025

Property Type: Apartment

Agent Comments



5/299 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

Price: \$1,000,000

Method: Sold Before Auction

Date: 19/09/2025

Property Type: Apartment

G06/43-45 The Avenue BALACLAVA 3183 (REI)

Price: \$950,000 Method: Private Sale Date: 29/08/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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