

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 8 Atkinson Close, Windsor Vic 3181

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$1,485,000 Property Type House Suburb Windsor

Period - From 01/04/2025 to 31/03/2026 Source 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	Price	Date of sale
1	33 Hinton La PRAHRAN 3181	\$1,625,000	10/04/2026
2	24 Atkinson Cl WINDSOR 3181	\$1,700,000	16/12/2025
3	101/763 Malvern Rd TOORAK 3142	\$1,695,000	12/12/2025

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 six months.~~

This Statement of Information was prepared on: 27/05/2026 17:47

Michael Tynan
03 9520 9000
0430 163 902

mtynan@bigginScott.com.au

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

Year ending March 2026: \$1,485,000



3 2.5 2

Property Type: House

Land Size: 150 sqm approx

Agent Comments

Comparable Properties



33 Hinton La PRAHRAN 3181 (REI/VG)

Agent Comments

3 3 2

Price: \$1,625,000

Method: Sold Before Auction

Date: 10/04/2026

Property Type: House (Res)

Land Size: 89 sqm approx



24 Atkinson CI WINDSOR 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Res)

Land Size: 154 sqm approx



101/763 Malvern Rd TOORAK 3142 (REI/VG)

Agent Comments

3 2 2

Price: \$1,695,000

Method: Private Sale

Date: 12/12/2025

Property Type: Apartment

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