## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	801/105 Punt 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 \$550,000 & \$600,000	Range between	\$550,000	&	\$600,000
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#### Median sale price

Median price	\$549,900	Pro	perty Type	Unit			Suburb	Windsor
Period - From	01/07/2025	to	30/09/2025		So	urce	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	310/10 Hillingdon PI PRAHRAN 3181	\$560,000	24/10/2025
2	7/12 Acland St ST KILDA 3182	\$590,000	23/10/2025
3	507C/3 Greeves St ST KILDA 3182	\$565,000	25/06/2025

#### 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:	10/11/2025 11:08











Property Type: Strata Unit/Flat **Agent Comments** 

\$550,000 - \$600,000 **Median Unit Price** September quarter 2025: \$549,900

**Indicative Selling Price** 

## Comparable Properties



310/10 Hillingdon PI PRAHRAN 3181 (REI)



Price: \$560,000 Method: Private Sale Date: 24/10/2025

Property Type: Apartment

Agent Comments



7/12 Acland St ST KILDA 3182 (REI)





Agent Comments

Price: \$590,000 Method: Private Sale Date: 23/10/2025

Property Type: Apartment



507C/3 Greeves St ST KILDA 3182 (REI/VG)





Price: \$565,000

Method: Sold Before Auction

Date: 25/06/2025

Property Type: Apartment

Agent Comments

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