

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

801/105 Punt Road, Windsor Vic 3181

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$549,900

Property Type Unit

Suburb Windsor

Period - From 01/07/2025

to

30/09/2025

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	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 comparable properties 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

801/105 Punt Road, Windsor Vic 3181



Property Type: Strata Unit/Flat
Agent Comments

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

Comparable Properties



310/10 Hillingdon PI PRAHRAN 3181 (REI)

Agent Comments



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



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)

Agent Comments



Price: \$565,000
Method: Sold Before Auction
Date: 25/06/2025
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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