Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	202/69 Newry Street, Windsor Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Single price \$490,000

Median sale price

Median price	\$536,000	Pro	perty Type Un	it]	Suburb	Windsor
Period - From	17/07/2024	to	16/07/2025	So	ource	Property	/ Data

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

1	12/22 Derby St ARMADALE 3143	\$442,000	07/07/2025
2	104/1 Mount St PRAHRAN 3181	\$320,000	12/05/2025
3	105/8 Bangs St PRAHRAN 3181	\$350,000	03/03/2025

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:	17/07/2025 11:43



Date of sale







Indicative Selling Price \$490,000 **Median Unit Price** 17/07/2024 - 16/07/2025: \$536,000

Comparable Properties



12/22 Derby St ARMADALE 3143 (REI)

Price: \$442,000 Method: Private Sale Date: 07/07/2025

Property Type: Apartment

Agent Comments



104/1 Mount St PRAHRAN 3181 (REI/VG)



Price: \$320,000 Method: Private Sale Date: 12/05/2025 Property Type: Unit

Agent Comments



105/8 Bangs St PRAHRAN 3181 (REI/VG)

Price: \$350,000 Method: Private Sale Date: 03/03/2025

Property Type: Apartment

Agent Comments

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





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