

# 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

202/69 Newry Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$490,000

### Median sale price

Median price

\$536,000

Property Type

Unit

Suburb

Windsor

Period - From

17/07/2024

to

16/07/2025

Source

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	Price	Date of sale
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



1 bed 1 bath 1 car

Property Type: Strata Unit/Flat  
Agent Comments

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)

Agent Comments

1 bed 1 bath 1 car

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



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

Agent Comments

1 bed 1 bath 1 car

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



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

Agent Comments

1 bed 1 bath 1 car

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

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