

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

Range between

\$440,000

&

\$484,000

Median sale price

Median price

\$546,450

Property Type

Unit

Suburb

Windsor

Period - From

22/09/2024

to

21/09/2025

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	313/16 Porter St PRAHRAN 3181	\$455,000	23/07/2025
2	604/35 Wilson St SOUTH YARRA 3141	\$473,000	07/05/2025
3	3/56-58 Chatsworth Rd PRAHRAN 3181	\$480,000	30/04/2025

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:

22/09/2025 09:57



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$440,000 - \$484,000
Median Unit Price
22/09/2024 - 21/09/2025: \$546,450

Comparable Properties



313/16 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$455,000
Method: Private Sale
Date: 23/07/2025
Property Type: Apartment



604/35 Wilson St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$473,000
Method: Private Sale
Date: 07/05/2025
Property Type: Apartment



3/56-58 Chatsworth Rd PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$480,000
Method: Private Sale
Date: 30/04/2025
Property Type: Apartment
Land Size: 52 sqm approx

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