

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

317/K6 High Street, Windsor Vic 3181

Indicative selling price

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

Range between

\$750,000

&

\$825,000

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	1401/470 St Kilda Rd MELBOURNE 3004	\$800,000	18/09/2025
2	506/13-15 Grattan St PRAHRAN 3181	\$785,000	16/09/2025
3	8C/29 Queens Rd MELBOURNE 3004	\$825,000	25/07/2025

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:

15/10/2025 17:34



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
September quarter 2025: \$549,900

Comparable Properties



1401/470 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$800,000
Method: Private Sale
Date: 18/09/2025
Property Type: Apartment



506/13-15 Grattan St PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$785,000
Method: Private Sale
Date: 16/09/2025
Property Type: Unit



8C/29 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$825,000
Method: Expression of Interest
Date: 25/07/2025
Property Type: Apartment

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