

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

101/3 Victoria Street, Windsor Vic 3181

Indicative selling price

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

Range between \$395,000

&

\$434,500

Median sale price

Median price \$540,000

Property Type Unit

Suburb Windsor

Period - From 07/08/2024

to

06/08/2025

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	1308/229 Toorak Rd SOUTH YARRA 3141	\$420,000	19/06/2025
2	202/2a Henry St WINDSOR 3181	\$395,000	03/06/2025
3	14/8 St Leonards Av ST KILDA 3182	\$430,000	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:

07/08/2025 17:37



1 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$395,000 - \$434,500
Median Unit Price
07/08/2024 - 06/08/2025: \$540,000

Comparable Properties



1308/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$420,000
Method: Private Sale
Date: 19/06/2025
Property Type: Apartment



202/2a Henry St WINDSOR 3181 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$395,000
Method: Private Sale
Date: 03/06/2025
Property Type: Apartment



14/8 St Leonards Av ST KILDA 3182 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$430,000
Method: Private Sale
Date: 30/04/2025
Property Type: Apartment