

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

220/111 Punt Road, Windsor Vic 3181

Indicative selling price

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

Range between \$430,000

&

\$470,000

Median sale price

Median price \$536,000

Property Type Unit

Suburb Windsor

Period - From 23/07/2024

to

22/07/2025

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	437/111 Punt Rd WINDSOR 3181	\$475,000	09/06/2025
2	211/111 Punt Rd WINDSOR 3181	\$425,000	20/05/2025
3	807/7 Yarra St SOUTH YARRA 3141	\$450,000	09/03/2025

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:

23/07/2025 10:28



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$430,000 - \$470,000
Median Unit Price
23/07/2024 - 22/07/2025: \$536,000

Comparable Properties



437/111 Punt Rd WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 09/06/2025
Property Type: Apartment



211/111 Punt Rd WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 20/05/2025
Property Type: Apartment



807/7 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 09/03/2025
Property Type: Apartment

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