

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

16 St John Street, Windsor Vic 3181

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Windsor

Period - From

04/09/2024

to

03/09/2025

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	41 Havelock St ST KILDA 3182	\$1,200,000	07/07/2025
2	36 Pridham St PRAHRAN 3181	\$1,182,500	01/07/2025
3	43 Hornby St WINDSOR 3181	\$1,175,000	03/05/2025

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:

04/09/2025 14:03

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2 1 0

Property Type: House
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
04/09/2024 - 03/09/2025: \$1,400,000

Comparable Properties



41 Havelock St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$1,200,000
Method: Private Sale
Date: 07/07/2025
Property Type: House
Land Size: 162 sqm approx



36 Pridham St PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$1,182,500
Method: Sale
Date: 01/07/2025
Property Type: House (Res)
Land Size: 102 sqm approx



43 Hornby St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,175,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 146 sqm approx