

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

23 Green Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,390,000

Property Type House

Suburb Windsor

Period - From 04/10/2024

to

03/10/2025

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	7 Fern Av WINDSOR 3181	\$1,690,000	21/09/2025
2	65 Donald St PRAHRAN 3181	\$1,710,000	26/07/2025
3	32 Godfrey Av ST KILDA EAST 3183	\$1,700,000	19/07/2025

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:

04/10/2025 12:46

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3 1 1

Property Type: House
Land Size: 290 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
04/10/2024 - 03/10/2025: \$1,390,000

Comparable Properties



7 Fern Av WINDSOR 3181 (REI)

Agent Comments

3 1 -

Price: \$1,690,000
Method: Private Sale
Date: 21/09/2025
Property Type: House



65 Donald St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 1

Price: \$1,710,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 156 sqm approx



32 Godfrey Av ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 -

Price: \$1,700,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 215 sqm approx