

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

8/219 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between \$950,000 & \$1,000,000

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	6/99 Mathoura Rd TOORAK 3142	\$1,050,000	15/11/2025
2	5/299 Orrong Rd ST KILDA EAST 3183	\$1,000,000	19/09/2025
3	G06/43-45 The Avenue BALACLAVA 3183	\$950,000	29/08/2025

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:

22/11/2025 16:11



3 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median Unit Price
September quarter 2025: \$549,900

Comparable Properties



6/99 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$1,050,000
Method: Private Sale
Date: 15/11/2025
Property Type: Apartment



5/299 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 2 1

Price: \$1,000,000
Method: Sold Before Auction
Date: 19/09/2025
Property Type: Apartment



G06/43-45 The Avenue BALACLAVA 3183 (REI)

Agent Comments

3 2 2

Price: \$950,000
Method: Private Sale
Date: 29/08/2025
Property Type: Apartment

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