

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

12/2 Maddock Street, Windsor Vic 3181

Indicative selling price

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

Range between

\$780,000

&

\$850,000

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	506/13-15 Grattan St PRAHRAN 3181	\$785,000	16/09/2025
2	104/7 Evergreen Mews ARMADALE 3143	\$840,000	30/08/2025
3	104/2 Cromwell Rd SOUTH YARRA 3141	\$825,000	08/08/2025

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:

29/10/2025 17:19



Property Type:

Divorce/Estate/Family Transfers

Land Size: 561 sqm approx

Agent Comments

Comparable Properties



506/13-15 Grattan St PRAHRAN 3181 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 16/09/2025

Property Type: Unit



104/7 Evergreen Mews ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 30/08/2025

Property Type: Apartment



104/2 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$825,000

Method: Sold Before Auction

Date: 08/08/2025

Property Type: Unit