

# 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

77 Raleigh Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,400,000 Property Type House Suburb Windsor

Period - From 07/11/2024 to 06/11/2025 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	4 Cowderoy St ST KILDA WEST 3182	\$1,830,000	27/10/2025
2	87 Albion St SOUTH YARRA 3141	\$1,970,000	26/09/2025
3	10 Clyde St ST KILDA 3182	\$1,887,500	04/09/2025

**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:

07/11/2025 09:54



 3   
  3   
  1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

07/11/2024 - 06/11/2025: \$1,400,000

## Comparable Properties



**4 Cowderoy St ST KILDA WEST 3182 (REI)**

Agent Comments

 3   
  2   
  1

**Price:** \$1,830,000

**Method:** Sold Before Auction

**Date:** 27/10/2025

**Property Type:** House



**87 Albion St SOUTH YARRA 3141 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,970,000

**Method:** Sold Before Auction

**Date:** 26/09/2025

**Property Type:** Townhouse (Res)



**10 Clyde St ST KILDA 3182 (REI/VG)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,887,500

**Method:** Auction Sale

**Date:** 04/09/2025

**Property Type:** House (Res)

**Land Size:** 213 sqm approx