

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 Ellesmere Lane, Windsor Vic 3181

Indicative selling price

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

Single price \$1,550,000

Median sale price

Median price \$1,635,000

Property Type House

Suburb Windsor

Period - From 01/10/2025

to 31/12/2025

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	1 Rose St ARMADALE 3143	\$1,500,000	07/02/2026
2	2/527 Orrong Rd ARMADALE 3143	\$1,475,000	06/02/2026
3	4/26 Tintern Av TOORAK 3142	\$1,680,000	30/01/2026

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:

11/03/2026 16:07



Property Type: House (Previously Occupied - Detached)
Land Size: 134 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,550,000
Median House Price
 December quarter 2025: \$1,635,000

Comparable Properties



1 Rose St ARMADALE 3143 (REI)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 07/02/2026
Property Type: Apartment



2/527 Orrong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$1,475,000
Method: Private Sale
Date: 06/02/2026
Property Type: Apartment
Land Size: 167 sqm approx



4/26 Tintern Av TOORAK 3142 (REI)

Agent Comments



Price: \$1,680,000
Method: Private Sale
Date: 30/01/2026
Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140