

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

19/205 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Windsor

Period - From 01/01/2026 to 31/03/2026 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	4/8 Mooltan Av ST KILDA EAST 3183	\$670,000	22/04/2026
2	3/1 Raleigh St WINDSOR 3181	\$650,000	30/01/2026
3	1/203 Alma Rd ST KILDA EAST 3183	\$655,000	17/11/2025

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:

13/05/2026 08:47

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Indicative Selling Price

\$620,000 - \$660,000

Median Unit Price

March quarter 2026: \$635,000



 3  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



4/8 Mooltan Av ST KILDA EAST 3183 (REI)

Agent Comments

 3  1  1

Price: \$670,000

Method: Sold Before Auction

Date: 22/04/2026

Property Type: Apartment

3/1 Raleigh St WINDSOR 3181 (VG)

Agent Comments

 3  -  -

Price: \$650,000

Method: Sale

Date: 30/01/2026

Property Type: Strata Flat - Single OYO Flat



1/203 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

 3  1  1

Price: \$655,000

Method: Private Sale

Date: 17/11/2025

Property Type: Apartment

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