

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 Atkinson Close, Windsor Vic 3181

Indicative selling price

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

Range between \$1,550,000

&

\$1,625,000

Median sale price

Median price \$1,507,500

Property Type House

Suburb Windsor

Period - From 07/07/2025

to

06/07/2026

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	5 Wise CI WINDSOR 3181	\$1,690,000	30/05/2026
2	9 Linton St BALACLAVA 3183	\$1,549,000	29/04/2026
3	6/13 Wrexham Rd WINDSOR 3181	\$1,590,000	21/03/2026

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:

07/07/2026 13:25



 3  2.5  2

Property Type: Land
Land Size: 150 sqm approx
Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,625,000
Median House Price
 07/07/2025 - 06/07/2026: \$1,507,500

Comparable Properties



5 Wise CI WINDSOR 3181 (REI)

Agent Comments

 3  2  1

Price: \$1,690,000
Method: Private Sale
Date: 30/05/2026
Property Type: House (Res)



9 Linton St BALACLAVA 3183 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,549,000
Method: Private Sale
Date: 29/04/2026
Property Type: House (Res)
Land Size: 170 sqm approx



6/13 Wrexham Rd WINDSOR 3181 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,590,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)

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