

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

2/15 Wrexham Road, Windsor Vic 3181

Indicative selling price

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

Range between

\$760,000

&

\$835,000

Median sale price

Median price

\$549,900

Property Type

Unit

Suburb

Windsor

Period - From

01/07/2025

to

30/06/2026

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	14/411 Toorak Rd TOORAK 3142	\$775,000	17/06/2026
2	67/8 Perth St PRAHRAN 3181	\$800,000	03/06/2026
3	7/12 Lewisham Rd WINDSOR 3181	\$780,000	26/05/2026

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:

04/08/2026 09:26



2
 1
 1

Property Type:
Agent Comments

Indicative Selling Price
 \$760,000 - \$835,000
Median Unit Price
 Year ending June 2026: \$549,900

Comparable Properties



14/411 Toorak Rd TOORAK 3142 (REI)

Agent Comments

2
 1
 1

Price: \$775,000
Method: Expression of Interest
Date: 17/06/2026
Property Type: Apartment



67/8 Perth St PRAHRAN 3181 (REI)

Agent Comments

2
 1
 1

Price: \$800,000
Method: Sold Before Auction
Date: 03/06/2026
Property Type: Apartment



7/12 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$780,000
Method: Private Sale
Date: 26/05/2026
Property Type: Apartment

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