

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

14/27 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$680,000

&

\$730,000

Median sale price

Median price \$536,000

Property Type Unit

Suburb Windsor

Period - From 27/08/2024

to

26/08/2025

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	10/71 Westbury St ST KILDA EAST 3183	\$680,000	13/08/2025
2	2/14a Chapel St ST KILDA 3182	\$715,000	27/07/2025
3	18/7-9 Irving Av PRAHRAN 3181	\$720,000	07/07/2025

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:

27/08/2025 13:54



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



10/71 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$680,000

Method: Sold Before Auction

Date: 13/08/2025

Property Type: Apartment



2/14a Chapel St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$715,000

Method: Private Sale

Date: 27/07/2025

Property Type: Apartment



18/7-9 Irving Av PRAHRAN 3181 (REI)

Agent Comments

 2  1  1

Price: \$720,000

Method: Sold Before Auction

Date: 07/07/2025

Property Type: Apartment