

# 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

74 Lewisham Road, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,680,000

### Median sale price

Median price \$1,400,000

Property Type House

Suburb Windsor

Period - From 01/07/2024

to

30/06/2025

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 | 13 Cambridge St ARMADALE 3143  | \$1,700,000 | 13/09/2025   |
| 2 | 4 Bowen St PRAHRAN 3181        | \$1,520,000 | 20/06/2025   |
| 3 | 15 Mell St TOORAK 3142         | \$1,675,000 | 19/06/2025   |

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:

18/09/2025 17:17

James Burne

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**Indicative Selling Price**

\$1,550,000 - \$1,680,000

**Median House Price**

Year ending June 2025: \$1,400,000



2   
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**Property Type:** House

Agent Comments

## Comparable Properties

**13 Cambridge St ARMADALE 3143 (REI)**

Agent Comments

2   
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**Price:** \$1,700,000**Method:** Auction Sale**Date:** 13/09/2025**Property Type:** House (Res)**4 Bowen St PRAHRAN 3181 (REI/VG)**

Agent Comments

2   
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 1

**Price:** \$1,520,000**Method:** Private Sale**Date:** 20/06/2025**Property Type:** House**Land Size:** 214 sqm approx**15 Mell St TOORAK 3142 (REI)**

Agent Comments

2   
 1   
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**Price:** \$1,675,000**Method:** Private Sale**Date:** 19/06/2025**Property Type:** House

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