

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

103/233 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$560,000

Property Type

Unit

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	307/20 Garden St SOUTH YARRA 3141	\$330,000	13/07/2025
2	305/36 Wilson St SOUTH YARRA 3141	\$335,000	06/07/2025
3	108/7 King St PRAHRAN 3181	\$315,000	30/05/2025

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:

30/07/2025 15:16



1
 1
 1

Property Type:

Agent Comments

Indicative Selling Price

\$330,000

Median Unit Price

Year ending June 2025: \$560,000

Comparable Properties



307/20 Garden St SOUTH YARRA 3141 (REI)

Agent Comments

1
 1
 1

Price: \$330,000

Method: Private Sale

Date: 13/07/2025

Property Type: Apartment



305/36 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments

1
 1
 -

Price: \$335,000

Method: Private Sale

Date: 06/07/2025

Property Type: Apartment



108/7 King St PRAHRAN 3181 (REI)

Agent Comments

1
 1
 -

Price: \$315,000

Method: Private Sale

Date: 30/05/2025

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255