

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

208/242-246 High Street, Windsor Vic 3181

Indicative selling price

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

Range between \$535,000 & \$575,000

Median sale price

Median price \$549,900 Property Type Unit Suburb Windsor

Period - From 01/07/2025 to 30/09/2025 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	228/15 Clifton St PRAHRAN 3181	\$585,000	30/10/2025
2	308/181 Fitzroy St ST KILDA 3182	\$600,000	25/10/2025
3	102/242 High St WINDSOR 3181	\$615,000	25/07/2025

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:

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Property Type: Strata Unit/Flat

Land Size: 920 sqm approx

Agent Comments

Indicative Selling Price

\$535,000 - \$575,000

Median Unit Price

September quarter 2025: \$549,900

Comparable Properties



228/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 30/10/2025

Property Type: Apartment



308/181 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 25/10/2025

Property Type: Apartment



102/242 High St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 25/07/2025

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255