

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

23 Victoria Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,502,500

Property Type House

Suburb Windsor

Period - From 01/07/2023

to 30/09/2023

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	3/28 Kensington Rd SOUTH YARRA 3141	\$1,668,000	28/10/2023
2	2 Normanby St WINDSOR 3181	\$1,650,000	26/10/2023
3	20 Cromwell PI SOUTH YARRA 3141	\$1,625,000	16/11/2023

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:

29/11/2023 11:43



 3
  2
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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

September quarter 2023: \$1,502,500

Comparable Properties



3/28 Kensington Rd SOUTH YARRA 3141 (REI) Agent Comments

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  1
  1

Price: \$1,668,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)



2 Normanby St WINDSOR 3181 (REI) Agent Comments

 4
  3
  -

Price: \$1,650,000

Method: Private Sale

Date: 26/10/2023

Property Type: House



20 Cromwell Pl SOUTH YARRA 3141 (REI) Agent Comments

 3
  2
  1

Price: \$1,625,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999