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	408/120 HIGH STREET WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$532,500	Property type	Unit	Suburb	Windsor
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 6 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
306/8 JAMES STREET WINDSOR VIC 3181	$425,000	20-Dec-24
507/242 HIGH STREET WINDSOR VIC 3181	$444,000	01-Aug-24
101/25 GERTRUDE STREET WINDSOR VIC 3181	$430,000	21-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 10 April 2025

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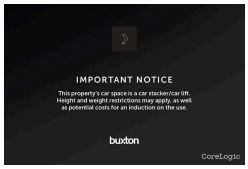


306/8 JAMES STREET WINDSOR VIC 3181

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Sold Price **$425,000** Sold Date **20-Dec-24**

Distance **0.45km**

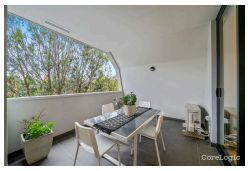


507/242 HIGH STREET WINDSOR VIC 3181

1 1 1

Sold Price **$444,000** Sold Date **01-Aug-24**

Distance **0.47km**



101/25 GERTRUDE STREET WINDSOR VIC 3181

1 1 1

Sold Price **$430,000** Sold Date **21-Dec-24**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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