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	317/K6 High Street, Windsor Vic 3181

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $546,450 Property Type Unit Suburb Windsor

Period - From 31/10/2024 to 30/10/2025 Source Property Data

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.

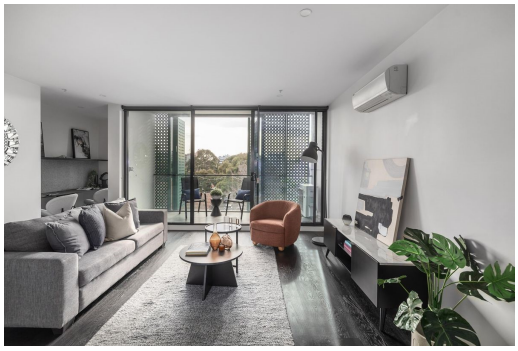
	Address of comparable property	Price	Date of sale
1	403/1 Almeida Cr SOUTH YARRA 3141	$762,500	11/09/2025
2	1112/605 St Kilda Rd MELBOURNE 3004	$772,800	05/05/2025
3	613/163 Fitzroy St ST KILDA 3182	$750,000	30/04/2025

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: 31/10/2025 10:22

317/K6 High Street, Windsor Vic 3181



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
31/10/2024 - 30/10/2025: $546,450

Comparable Properties



403/1 Almeida Cr SOUTH YARRA 3141 (REI)

2 2 1

Price: $762,500
Method: Private Sale
Date: 11/09/2025
Property Type: Apartment

Agent Comments



1112/605 St Kilda Rd MELBOURNE 3004 (REI/VG)

2 2 1

Price: $772,800
Method: Private Sale
Date: 05/05/2025
Property Type: Apartment

Agent Comments



613/163 Fitzroy St ST KILDA 3182 (REI/VG)

2 2 1

Price: $750,000
Method: Private Sale
Date: 30/04/2025
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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