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	6/221 DANDENONG ROAD 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	$600,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$537,625	Property type	Unit	Suburb	Windsor
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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
8/8 WESTBURY STREET ST KILDA EAST VIC 3183	$620,000	04-Oct-25
10/14 WREXHAM ROAD WINDSOR VIC 3181	$645,000	02-Oct-25
11/8-10 CHOMLEY STREET PRAHRAN VIC 3181	$600,000	04-Nov-25

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: 21 January 2026

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8/8 WESTBURY STREET ST KILDA EAST VIC 3183

2 1 1

Sold Price **$620,000** Sold Date **04-Oct-25**

Distance **0.2km**

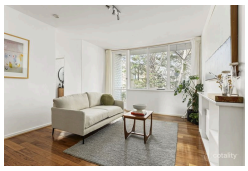


10/14 WREXHAM ROAD WINDSOR VIC 3181

2 1 1

Sold Price **$645,000** Sold Date **02-Oct-25**

Distance **0.25km**



11/8-10 CHOMLEY STREET PRAHRAN VIC 3181

2 1 1

Sold Price RS **$600,000** UN Sold Date **04-Nov-25**

Distance **0.66km**

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

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