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	3 Peel Street, Windsor Vic 3181

Indicative selling price

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

Single price $1,299,000

Median sale price

Median price $1,390,000 Property Type House Suburb Windsor

Period - From 01/10/2024 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	16 Camden St BALACLAVA 3183	$1,235,000	29/11/2025
2	1 Packington Pl PRAHRAN 3181	$1,399,000	22/11/2025
3	80 Bendigo St PRAHRAN 3181	$1,380,000	22/11/2025

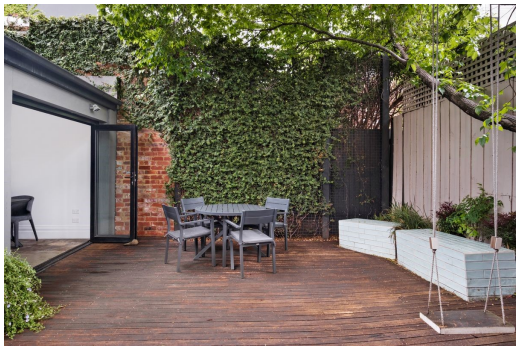
OR

~~**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: 07/12/2025 16:11

3 Peel Street, Windsor Vic 3181

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3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,299,000
Median House Price
Year ending September 2025: $1,390,000

Comparable Properties



16 Camden St BALACLAVA 3183 (REI)

2 1 1

Price: $1,235,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)

Agent Comments



1 Packington Pl PRAHRAN 3181 (REI)

2 1 -

Price: $1,399,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)

Agent Comments



80 Bendigo St PRAHRAN 3181 (REI)

2 1 -

Price: $1,380,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)

Agent Comments

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