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	24 Atkinson Close, Windsor Vic 3181

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,400,000 Property Type House Suburb Windsor

Period - From 22/10/2024 to 21/10/2025 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	19 Clara St SOUTH YARRA 3141	$1,875,000	05/05/2025
2	12 Powell St SOUTH YARRA 3141	$1,960,000	16/08/2025
3	552 Orrong Rd ARMADALE 3143	$2,000,000	12/09/2025

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: 22/10/2025 09:00

24 Atkinson Close, Windsor Vic 3181



3 2 1

Rooms: 6
Property Type: Townhouse (Single)
Land Size: 154 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
22/10/2024 - 21/10/2025: $1,400,000

Comparable Properties



19 Clara St SOUTH YARRA 3141 (REI/VG)

3 2 1

Price: $1,875,000
Method: Sold Before Auction
Date: 05/05/2025
Property Type: House (Res)
Land Size: 117 sqm approx

Agent Comments



12 Powell St SOUTH YARRA 3141 (REI)

3 2 1

Price: $1,960,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 208 sqm approx

Agent Comments



552 Orrong Rd ARMADALE 3143 (REI)

3 2 1

Price: $2,000,000
Method: Private Sale
Date: 12/09/2025
Property Type: House (Res)

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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