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	4/209 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between $370,000 & $395,000

Median sale price

Median price $552,500 Property Type Unit Suburb Windsor

Period - From 20/03/2024 to 19/03/2025 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	6/6 Karbarook Av PRAHRAN 3181	$395,000	03/03/2025
2	12/209 Dandenong Rd WINDSOR 3181	$370,000	23/12/2024
3	16/209 Dandenong Rd WINDSOR 3181	$395,000	30/10/2024

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: 20/03/2025 13:55

4/209 Dandenong Road, Windsor Vic 3181



1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$370,000 - $395,000
Median Unit Price
20/03/2024 - 19/03/2025: $552,500

Comparable Properties



6/6 Karbarook Av PRAHRAN 3181 (REI)

1 1 1

Price: $395,000
Method: Private Sale
Date: 03/03/2025
Property Type: Apartment

Agent Comments



12/209 Dandenong Rd WINDSOR 3181 (REI/VG)

1 1 1

Price: $370,000
Method: Private Sale
Date: 23/12/2024
Property Type: Apartment

Agent Comments



16/209 Dandenong Rd WINDSOR 3181 (VG)

1 - -

Price: $395,000
Method: Sale
Date: 30/10/2024
Property Type: Strata Unit/Flat

Agent Comments

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

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