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	1/16 Normanby Street, Windsor Vic 3181

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $546,000 Property Type Unit Suburb Windsor

Period - From 30/04/2025 to 29/04/2026 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	7/50 Sutherland Rd ARMADALE 3143	$580,000	17/04/2026
2	11/8 Lambert Rd TOORAK 3142	$580,000	19/03/2026
3	7/7 Denbigh Rd ARMADALE 3143	$595,000	16/03/2026

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: 30/04/2026 14:38

1/16 Normanby Street, Windsor Vic 3181

James Annett
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
30/04/2025 - 29/04/2026: $546,000

Comparable Properties



7/50 Sutherland Rd ARMADALE 3143 (REI)

2 1 1

Price: $580,000
Method: Private Sale
Date: 17/04/2026
Property Type: Apartment

Agent Comments



11/8 Lambert Rd TOORAK 3142 (REI)

2 1 1

Price: $580,000
Method: Private Sale
Date: 19/03/2026
Property Type: Apartment

Agent Comments



7/7 Denbigh Rd ARMADALE 3143 (REI/VG)

2 1 1

Price: $595,000
Method: Sold Before Auction
Date: 16/03/2026
Property Type: Apartment

Agent Comments

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