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	7/12 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Single price $800,000

Median sale price

Median price $635,000 Property Type Unit Suburb Windsor

Period - From 01/01/2026 to 31/03/2026 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	3/5 Ardoch Av ST KILDA EAST 3183	$870,000	20/03/2026
2	14/273 Orrong Rd ST KILDA EAST 3183	$825,000	01/03/2026
3	7/13 Hughenden Rd ST KILDA EAST 3183	$745,000	26/02/2026

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: 25/05/2026 08:59

7/12 Lewisham Road, Windsor Vic 3181

JellisCraig



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$800,000
Median Unit Price
March quarter 2026: $635,000

Comparable Properties



3/5 Ardoch Av ST KILDA EAST 3183 (REI/VG)

2 2 2

Price: $870,000
Method: Private Sale
Date: 20/03/2026
Property Type: Apartment

Agent Comments



14/273 Orrong Rd ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $825,000
Method: Auction Sale
Date: 01/03/2026
Property Type: Apartment

Agent Comments



7/13 Hughenden Rd ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $745,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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