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	10 Duke Street, Windsor Vic 3181

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $1,401,500 Property Type House Suburb Windsor

Period - From 01/04/2025 to 30/06/2025 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	36 Raleigh St WINDSOR 3181	$1,385,000	21/05/2025
2	31 Peel St WINDSOR 3181	$1,355,000	17/05/2025
3	47a Henry St WINDSOR 3181	$1,315,000	17/04/2025

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: 12/08/2025 14:40

10 Duke Street, Windsor Vic 3181



2 2

Property Type: House
Land Size: 187 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
June quarter 2025: $1,401,500

Comparable Properties



36 Raleigh St WINDSOR 3181 (REI)

2 1 -

Price: $1,385,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: House (Res)

Agent Comments



31 Peel St WINDSOR 3181 (REI/VG)

2 1 1

Price: $1,355,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 222 sqm approx

Agent Comments



47a Henry St WINDSOR 3181 (REI/VG)

3 1 1

Price: $1,315,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 180 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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