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	5 Wise Close, Windsor Vic 3181

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $1,532,500 Property Type House 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	20 Luxton Rd SOUTH YARRA 3141	$1,640,000	23/05/2026
2	28 Alexandra St ST KILDA EAST 3183	$1,650,000	22/05/2026
3	22a Commercial Rd PRAHRAN 3181	$1,700,000	14/05/2026

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: 29/05/2026 15:23

5 Wise Close, Windsor Vic 3181



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
March quarter 2026: $1,532,500

Comparable Properties



20 Luxton Rd SOUTH YARRA 3141 (REI)

3 2 1

Price: $1,640,000
Method: Private Sale
Date: 23/05/2026
Property Type: House
Land Size: 222 sqm approx

Agent Comments



28 Alexandra St ST KILDA EAST 3183 (REI)

3 1 2

Price: $1,650,000
Method: Sold Before Auction
Date: 22/05/2026
Property Type: House (Res)

Agent Comments



22a Commercial Rd PRAHRAN 3181 (REI)

3 2 2

Price: $1,700,000
Method: Sold Before Auction
Date: 14/05/2026
Property Type: House (Res)

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525

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