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	301/233 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between $585,000 & $625,000

Median sale price

Median price $549,900 Property Type Unit Suburb Windsor

Period - From 01/07/2025 to 30/06/2026 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	501/31 Grattan St PRAHRAN 3181	$620,000	03/08/2026
2	15/4 Victoria St WINDSOR 3181	$600,000	14/07/2026
3	808/31 Grattan St PRAHRAN 3181	$628,000	29/06/2026

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.~~

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301/233 Dandenong Road, Windsor Vic 3181

Alex Noutsos
0419 203 684
alex.noutsos@belleproperty.com



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$585,000 - $625,000
Median Unit Price
Year ending June 2026: $549,900

Comparable Properties



501/31 Grattan St PRAHRAN 3181 (REI)

2 2 1

Price: $620,000
Method: Private Sale
Date: 03/08/2026
Property Type: Apartment

Agent Comments



15/4 Victoria St WINDSOR 3181 (REI)

2 2 1

Price: $600,000
Method: Private Sale
Date: 14/07/2026
Property Type: Apartment
Land Size: 79 sqm approx

Agent Comments



808/31 Grattan St PRAHRAN 3181 (REI)

2 2 1

Price: $628,000
Method: Private Sale
Date: 29/06/2026
Property Type: Apartment

Agent Comments

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