Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 13/11/2026

Property offered for sale

Address
Including suburb and postcode: 4/12 Ellesmere Road, Windsor Vic 3181

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	2	1	1	N/A	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $750,000 & $810,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price $800,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $569,000 | Property type Unit | Suburb Windsor

Period: from 13/11/2025 to 12/11/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	2/501 Orrong Rd ARMADALE 3143		
Sale price	$782,500	Date of sale	24/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	2	1	N/A	N/A

Comparable property 2

Address	2/160 Carlisle St ST KILDA 3182		
Sale price	$800,000	Date of sale	20/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	1	N/A	N/A	N/A

Comparable property 3

Address	4/54 Kooyong Rd CAULFIELD NORTH 3161		
Sale price	$820,000	Date of sale	02/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	0	0	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=b84a3462f2db3b10fd6ca2cb6828b1f2

4/12 Ellesmere Road, Windsor Vic 3181

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$750,000 - $810,000
Median Unit Price
13/11/2025 - 12/11/2026: $569,000

Comparable Properties



2/501 Orrong Rd ARMADALE 3143 (REI)

2 2 1

Price: $782,500
Method: Auction Sale
Date: 24/10/2026
Property Type: Apartment

Agent Comments



2/160 Carlisle St ST KILDA 3182 (REI)

2 1 -

Price: $800,000
Method: Private Sale
Date: 20/10/2026
Property Type: Apartment

Agent Comments



4/54 Kooyong Rd CAULFIELD NORTH 3161 (REI)

2 - -

Price: $820,000
Method: Private Sale
Date: 02/10/2026
Property Type: Apartment

Agent Comments

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