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	34 Andrew Street, 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 $1,545,000 Property Type House Suburb Windsor

Period - From 01/10/2022 to 31/12/2022 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	16 Ivy St PRAHRAN 3181	$1,750,000	03/12/2022
2	12 Trinian St PRAHRAN 3181	$1,750,000	18/01/2023
3	7 Ivy St PRAHRAN 3181	$1,600,000	14/12/2022

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: 25/01/2023 14:13

34 Andrew Street, Windsor Vic 3181

Simon Dale
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sdale@bigginscott.com.au



4 1

Rooms: 6
Property Type: House
Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
December quarter 2022: $1,545,000

Comparable Properties



16 Ivy St PRAHRAN 3181 (REI)

3 1 -

Price: $1,750,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)

Agent Comments

Period home (attached) renovated, similar sized land component, 3 x bedroom



12 Trinian St PRAHRAN 3181 (REI)

3 1 1

Price: $1,750,000
Method: Private Sale
Date: 18/01/2023
Property Type: House

Agent Comments

Unrenovated period home, freestanding, slightly smaller landsize, superior location



7 Ivy St PRAHRAN 3181 (REI)

4 2 -

Price: $1,600,000
Method: Private Sale
Date: 14/12/2022
Property Type: House

Agent Comments

Duplex, similar size land component, unrenovated, no car parking

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