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 Frederick Street, Windsor Vic 3181

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,515,000 Property Type House Suburb Windsor

Period - From 10/05/2022 to 09/05/2023 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	80a Peel St WINDSOR 3181	$1,225,000	25/02/2023
2	31 Margaret St SOUTH YARRA 3141	$1,220,000	23/03/2023
3	49 Pridham St PRAHRAN 3181	$1,100,000	29/03/2023

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: 10/05/2023 15:31

10 Frederick Street, Windsor Vic 3181



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
10/05/2022 - 09/05/2023: $1,515,000

Comparable Properties



80a Peel St WINDSOR 3181 (REI/VG)

2 1 -

Price: $1,225,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 150 sqm approx

Agent Comments

Similar land size and accommodation.



31 Margaret St SOUTH YARRA 3141 (REI)

2 1 -

Price: $1,220,000
Method: Private Sale
Date: 23/03/2023
Property Type: House

Agent Comments

2 bedrooms, 1 bath, no parking located within 2km.



49 Pridham St PRAHRAN 3181 (REI)

2 1 -

Price: $1,100,000
Method: Private Sale
Date: 29/03/2023
Property Type: House

Agent Comments

Smaller land, same accommodation.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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