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	78 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,451,000 Property Type House Suburb Windsor

Period - From 18/10/2022 to 17/10/2023 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	46 Banole Av PRAHRAN 3181	$1,676,000	05/08/2023
2	39 Marlborough St BALACLAVA 3183	$1,662,000	02/09/2023
3	4 Willis St PRAHRAN 3181	$1,515,000	09/09/2023

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: 18/10/2023 17:10

78 Lewisham Road, Windsor Vic 3181

Tom McCarthy
0418 326 897
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3 1.5

Property Type: House
Land Size: 188 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
18/10/2022 - 17/10/2023: $1,451,000

Comparable Properties



46 Banole Av PRAHRAN 3181 (REI)

3 1 1

Price: $1,676,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)

Agent Comments

Located within 500m. 3 bedrooms,1 bathroom with car parking.



39 Marlborough St BALACLAVA 3183 (REI)

3 2 1

Price: $1,662,000
Method: Private Sale
Date: 02/09/2023
Property Type: House

Agent Comments

Renovated home. 3 bedrooms, 2 bathrooms, 1 car space. Located in Balaclava.



4 Willis St PRAHRAN 3181 (REI)

3 2 -

Price: $1,515,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)

Agent Comments

Three bedrooms, 2 bathrooms no parking. Located within 600m.

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