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	16/19A Ellesmere Road, Windsor Vic 3181

Indicative selling price

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

Single price $350,000

Median sale price

Median price $629,750 Property Type Unit Suburb Windsor

Period - From 01/07/2023 to 30/09/2023 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	7/100 Henry St WINDSOR 3181	$347,500	28/09/2023
2	5/37 Greville St PRAHRAN 3181	$345,000	21/09/2023
3	7/271a Williams Rd SOUTH YARRA 3141	$310,000	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: 14/11/2023 14:42

16/19A Ellesmere Road, Windsor Vic 3181



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$350,000
Median Unit Price
September quarter 2023: $629,750

Comparable Properties



7/100 Henry St WINDSOR 3181 (REI)

1 1 1

Price: $347,500
Method: Private Sale
Date: 28/09/2023
Property Type: Apartment

Agent Comments

Windsor location, 1 x bed, 1 x bath, 1 x car



5/37 Greville St PRAHRAN 3181 (REI/VG)

1 1 1

Price: $345,000
Method: Private Sale
Date: 21/09/2023
Property Type: Apartment

Agent Comments

Renovated, 1 x bed, 1 x bath, no car



7/271a Williams Rd SOUTH YARRA 3141 (REI/VG)

1 1 -

Price: $310,000
Method: Private Sale
Date: 09/09/2023
Property Type: Apartment

Agent Comments

Mainroad, location, South Yarra suburb,1 x bed, 1 x bath

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

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