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	86 Peel Street, Windsor Vic 3181

Indicative selling price

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

Single price	$1,715,000

Median sale price

Median price	$1,525,000	Property Type	House	Suburb	Windsor
Period - From	01/04/2024	to	30/06/2024	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	11 Myrtle St SOUTH YARRA 3141	$1,700,000	21/06/2024
2	9 Larnook St PRAHRAN 3181	$1,853,000	27/04/2024
3	74 Earl St WINDSOR 3181	$1,680,000	20/04/2024

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: 04/09/2024 09:01

86 Peel Street, Windsor Vic 3181



3 2 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,715,000
Median House Price
June quarter 2024: $1,525,000

Comparable Properties



11 Myrtle St SOUTH YARRA 3141 (REI)

3 2 -

Price: $1,700,000
Method: Private Sale
Date: 21/06/2024
Property Type: House (Res)

Agent Comments



9 Larnook St PRAHRAN 3181 (REI/VG)

3 2 -

Price: $1,853,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 201 sqm approx

Agent Comments



74 Earl St WINDSOR 3181 (REI/VG)

3 2 1

Price: $1,680,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 176 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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