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	62 Duke Street, Windsor Vic 3181

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,400,000 Property Type House Suburb Windsor

Period - From 01/07/2024 to 30/09/2024 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	8 Dixon St PRAHRAN 3181	$1,300,000	14/09/2024
2	32 Packington Pl PRAHRAN 3181	$1,305,000	21/08/2024
3	67 Henry St WINDSOR 3181	$1,370,000	27/04/2024

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: 14/10/2024 19:52

62 Duke Street, Windsor Vic 3181

Simon Dale
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2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
September quarter 2024: $1,400,000

Comparable Properties



8 Dixon St PRAHRAN 3181 (REI)

2 1 -

Price: $1,300,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)

Agent Comments

Single fronted cottage, 0.77km from subject property



32 Packington Pl PRAHRAN 3181 (REI/VG)

2 1 -

Price: $1,305,000
Method: Sold Before Auction
Date: 21/08/2024
Property Type: House (Res)
Land Size: 143 sqm approx

Agent Comments

Single fronted cottage, 2 x bedrooms, renovated



67 Henry St WINDSOR 3181 (REI/VG)

2 1 -

Price: $1,370,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 127 sqm approx

Agent Comments

Semi detached house, 0.81km from subject property, renovated

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