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	4/152 Peel Street, Windsor VIC 3181

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

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

Period - From 17/04/2025 to 16/10/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
406/3 Victoria Street Windsor VIC 3181	$435,000	07/10/2025
301/109 Inkerman Street St Kilda VIC 3182	$440,000	28/09/2025
15/206 Canterbury Road St Kilda West VIC 3182	$440,000	07/10/2025

This Statement of Information was prepared on: 17/10/2025