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	2 Mary Street, Windsor Vic 3181

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $1,500,000 Property Type House Suburb Windsor

Period - From 01/10/2023 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	7 Burnett St ST KILDA 3182	$2,475,000	28/10/2024
2	53 Highbury Gr PRAHRAN 3181	$2,405,000	26/10/2024
3	26a Elgin Av ARMADALE 3143	$2,450,000	22/10/2024

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: 27/11/2024 10:22

2 Mary Street, Windsor Vic 3181



4 1 2

Property Type: House
Land Size: 445 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending September 2024: $1,500,000

Comparable Properties



7 Burnett St ST KILDA 3182 (REI)

5 2 2

Price: $2,475,000
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 500 sqm approx

Agent Comments



53 Highbury Gr PRAHRAN 3181 (REI)

3 2 -

Price: $2,405,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 306 sqm approx

Agent Comments



26a Elgin Av ARMADALE 3143 (REI)

3 2 2

Price: $2,450,000
Method: Sold Before Auction
Date: 22/10/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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