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	11/5 Lewisham Road, Windsor VIC 3181

Indicative selling price

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

Range between $450,000 & $480,000

Median sale price

Median price $528,500 Property Type Unit Suburb Windsor

Period - From 20/07/2024 to 19/01/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
1/18 Lewisham Road Windsor VIC 3181	$467,000	13/11/2024
41/174 Peel Street Windsor VIC 3181	$483,800	12/11/2024
102/36 Porter Street Prahran VIC 3181	$455,000	21/10/2024

This Statement of Information was prepared on: 21/01/2025