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	5 Albert Street, Windsor Vic 3181

Indicative selling price

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

Range between $1,220,000 & $1,260,000

Median sale price

Median price $1,262,000 Property Type House Suburb Windsor

Period - From 01/01/2025 to 31/03/2025 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	47 Pridham St PRAHRAN 3181	$1,295,000	05/04/2025
2	350 Punt Rd SOUTH YARRA 3141	$1,220,000	31/03/2025
3	39 Williams Rd WINDSOR 3181	$1,278,000	01/03/2025

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: 13/05/2025 10:31

5 Albert Street, Windsor Vic 3181



3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,220,000 - $1,260,000
Median House Price
March quarter 2025: $1,262,000

Comparable Properties



47 Pridham St PRAHRAN 3181 (REI)

2 1 -

Price: $1,295,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)

Agent Comments



350 Punt Rd SOUTH YARRA 3141 (REI)

2 1 1

Price: $1,220,000
Method: Private Sale
Date: 31/03/2025
Property Type: House

Agent Comments



39 Williams Rd WINDSOR 3181 (REI)

3 1 1

Price: $1,278,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House

Agent Comments

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400

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