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	13/4 Victoria Street, Windsor Vic 3181

Indicative selling price

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

Range between $630,000 & $650,000

Median sale price

Median price $625,000 Property Type Unit 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	7/36 Kensington Rd SOUTH YARRA 3141	$650,000	10/05/2025
2	2/22 Chomley St PRAHRAN 3181	$600,000	07/05/2025
3	201/2a Nelson St BALACLAVA 3183	$673,000	07/04/2025

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: 16/05/2025 12:12

13/4 Victoria Street, Windsor Vic 3181



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$630,000 - $650,000
Median Unit Price
March quarter 2025: $625,000

Comparable Properties



7/36 Kensington Rd SOUTH YARRA 3141 (REI)

2 1 1

Price: $650,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Apartment

Agent Comments



2/22 Chomley St PRAHRAN 3181 (REI/VG)

2 1 1

Price: $600,000
Method: Private Sale
Date: 07/05/2025
Property Type: Apartment

Agent Comments



201/2a Nelson St BALACLAVA 3183 (REI)

2 2 1

Price: $673,000
Method: Private Sale
Date: 07/04/2025
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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