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	407/3 Victoria Street, Windsor Vic 3181

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $545,000 Property Type Unit Suburb Windsor

Period - From 30/04/2024 to 29/04/2025 Source Property Data

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	73/8 Perth St PRAHRAN 3181	$745,000	11/03/2025
2	1616/555 St Kilda Rd MELBOURNE 3004	$710,000	06/03/2025
3	2/300 High St WINDSOR 3181	$735,000	16/12/2024

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: 30/04/2025 15:30

407/3 Victoria Street, Windsor Vic 3181



1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
30/04/2024 - 29/04/2025: $545,000

Comparable Properties



73/8 Perth St PRAHRAN 3181 (REI/VG)

2 1 1

Price: $745,000
Method: Sold Before Auction
Date: 11/03/2025
Property Type: Apartment

Agent Comments



1616/555 St Kilda Rd MELBOURNE 3004 (REI)

2 1 1

Price: $710,000
Method: Private Sale
Date: 06/03/2025
Property Type: Apartment

Agent Comments



2/300 High St WINDSOR 3181 (REI/VG)

2 1 1

Price: $735,000
Method: Private Sale
Date: 16/12/2024
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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