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 Atkinson Close, Windsor Vic 3181

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,455,000 Property Type House Suburb Windsor

Period - From 01/04/2024 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	7/29-32 Portland Pl SOUTH YARRA 3141	$1,550,000	09/05/2025
2	4 Linton St BALACLAVA 3183	$1,520,000	06/04/2025
3	8a Highbury Gr PRAHRAN 3181	$1,490,000	28/02/2025

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: 02/06/2025 15:12

13 Atkinson Close, Windsor Vic 3181

Tony Doh
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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending March 2025: $1,455,000

Comparable Properties



7/29-32 Portland Pl SOUTH YARRA 3141 (REI)

3 2 2

Price: $1,550,000
Method: Sold Before Auction
Date: 09/05/2025
Property Type: Townhouse (Res)

Agent Comments



4 Linton St BALACLAVA 3183 (REI)

3 2 2

Price: $1,520,000
Method: Private Sale
Date: 06/04/2025
Property Type: House

Agent Comments



8a Highbury Gr PRAHRAN 3181 (REI)

3 2 2

Price: $1,490,000
Method: Sold Before Auction
Date: 28/02/2025
Property Type: Townhouse (Res)

Agent Comments

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