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	2/2 Maddock Street, Windsor Vic 3181

Indicative selling price

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

Range between $375,000 & $410,000

Median sale price

Median price $535,500 Property Type Unit Suburb Windsor

Period - From 11/06/2024 to 10/06/2025 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	202/2a Henry St WINDSOR 3181	$395,000	03/06/2025
2	213/163 Fitzroy St ST KILDA 3182	$365,000	30/05/2025
3	320/163 Fitzroy St ST KILDA 3182	$410,000	30/05/2025

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: 11/06/2025 16:45

2/2 Maddock Street, Windsor Vic 3181



1 1 1

Property Type: Car Park/Car Space (Res)

Agent Comments

Indicative Selling Price
$375,000 - $410,000
Median Unit Price
11/06/2024 - 10/06/2025: $535,500

Comparable Properties



202/2a Henry St WINDSOR 3181 (REI)

1 1 1

Price: $395,000
Method: Private Sale
Date: 03/06/2025
Property Type: Apartment

Agent Comments



213/163 Fitzroy St ST KILDA 3182 (REI)

1 1 1

Price: $365,000
Method: Private Sale
Date: 30/05/2025
Property Type: Apartment

Agent Comments



320/163 Fitzroy St ST KILDA 3182 (REI)

1 1 1

Price: $410,000
Method: Private Sale
Date: 30/05/2025
Property Type: Apartment

Agent Comments

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

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