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	5/233 Dandenong Road, Windsor VIC 3181

Indicative selling price

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

Range between $365,000 & $385,000

Median sale price

Median price $535,000 Property Type Unit Suburb Windsor

Period - From 05/03/2025 to 04/09/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
214/270 High Street Windsor VIC 3181	$380,000	02/05/2025
4/209 Dandenong Road Windsor VIC 3181	$370,000	08/04/2025
220/15 Clifton Street Prahran VIC 3181	$380,000	09/05/2025

This Statement of Information was prepared on: 05/09/2025