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<br>Including suburb and postcode | 4a Green Street, Windsor Vic 3181 |

## Indicative selling price

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

Range between $2,650,000 & $2,900,000

## Median sale price

Median price $1,390,000 Property Type House Suburb Windsor

Period - From 01/10/2024 to 30/09/2025 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 | 23 Raleigh St WINDSOR 3181 | $2,960,000 | 09/09/2025 |
| 2 | 82 Chomley St PRAHRAN 3181 | $2,935,000 | 27/06/2025 |
| 3 | 17 Cliff St SOUTH YARRA 3141 | $2,650,000 | 23/04/2025 |

**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: 15/10/2025 10:39

# 4a Green Street, Windsor Vic 3181

JellisCraig



4 4 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$2,650,000 - $2,900,000
**Median House Price**
Year ending September 2025: $1,390,000

## Comparable Properties



**23 Raleigh St WINDSOR 3181 (REI)**

4 2 4

**Price:** $2,960,000
**Method:** Private Sale
**Date:** 09/09/2025
**Property Type:** House

Agent Comments



**82 Chomley St PRAHRAN 3181 (REI/VG)**

4 2 2

**Price:** $2,935,000
**Method:** Sold Before Auction
**Date:** 27/06/2025
**Property Type:** House (Res)
**Land Size:** 367 sqm approx

Agent Comments



**17 Cliff St SOUTH YARRA 3141 (REI/VG)**

3 3 2

**Price:** $2,650,000
**Method:** Private Sale
**Date:** 23/04/2025
**Property Type:** Townhouse (Single)

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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