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	12/14 Wrexham Road, Windsor Vic 3181

Indicative selling price

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

Single price $709,000

Median sale price

Median price $555,000 Property Type Unit 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	2/11 Balaclava Rd ST KILDA EAST 3183	$730,000	05/10/2025
2	4/241 Williams Rd SOUTH YARRA 3141	$690,000	05/08/2025
3	15/386 Toorak Rd SOUTH YARRA 3141	$680,000	15/07/2025

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: 22/11/2025 13:54

12/14 Wrexham Road, Windsor Vic 3181

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3 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$709,000
Median Unit Price
Year ending September 2025: $555,000

Comparable Properties



2/11 Balaclava Rd ST KILDA EAST 3183 (REI/VG)

3 1 1

Price: $730,000
Method: Auction Sale
Date: 05/10/2025
Property Type: Apartment

Agent Comments



4/241 Williams Rd SOUTH YARRA 3141 (REI/VG)

3 1 1

Price: $690,000
Method: Sold Before Auction
Date: 05/08/2025
Property Type: Apartment

Agent Comments



15/386 Toorak Rd SOUTH YARRA 3141 (REI/VG)

3 1 1

Price: $680,000
Method: Private Sale
Date: 15/07/2025
Property Type: Apartment

Agent Comments

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