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	19 Mary Street, Windsor Vic 3181

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $1,517,500 Property Type House Suburb Windsor

Period - From 01/07/2023 to 30/06/2024 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	44a Harvey St PRAHRAN 3181	$950,000	12/03/2024
2	24 Gladstone St WINDSOR 3181	$950,000	23/03/2024
3	12 White St WINDSOR 3181	$917,000	01/06/2024

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: 22/07/2024 16:14



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Property Type: House (Previously Occupied - Detached)
Land Size: 128 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median House Price
Year ending June 2024: $1,517,500

Comparable Properties



44a Harvey St PRAHRAN 3181 (VG)

2 - -

Price: $950,000
Method: Sale
Date: 12/03/2024
Property Type: House (Res)
Land Size: 143 sqm approx

Agent Comments



24 Gladstone St WINDSOR 3181 (REI/VG)

2 1 -

Price: $950,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 145 sqm approx

Agent Comments

12 White St WINDSOR 3181 (REI)

2 1 -

Price: $917,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

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