

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

1/4 Mary Street, Windsor Vic 3181

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,560,000

Property Type

House

Suburb

Windsor

Period - From

16/09/2025

to

15/09/2026

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	21 Murray St PRAHRAN 3181	\$1,465,000	09/09/2026
2	24 Ivy St PRAHRAN 3181	\$1,420,000	24/06/2026
3	22 Irving Av PRAHRAN 3181	\$1,409,999	12/06/2026

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:

16/09/2026 14:49



3
 2
 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

16/09/2025 - 15/09/2026: \$1,560,000

Comparable Properties



21 Murray St PRAHRAN 3181 (REI)

Agent Comments

3
 2
 -

Price: \$1,465,000

Method: Auction Sale

Date: 09/09/2026

Property Type: House (Res)

Land Size: 248 sqm approx



24 Ivy St PRAHRAN 3181 (REI)

Agent Comments

2
 1
 1

Price: \$1,420,000

Method: Private Sale

Date: 24/06/2026

Property Type: House



22 Irving Av PRAHRAN 3181 (REI)

Agent Comments

3
 1
 -

Price: \$1,409,999

Method: Sold Before Auction

Date: 12/06/2026

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999