

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

10 & 10a High Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,475,000

Property Type House

Suburb Windsor

Period - From 01/07/2025

to

30/06/2026

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	30 Gurner St ST KILDA 3182	\$1,410,000	25/06/2026
2	284 Punt Rd SOUTH YARRA 3141	\$1,420,000	12/04/2026
3	46 Waterloo Cr ST KILDA 3182	\$1,620,000	14/03/2026

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:

28/07/2026 22:42

**Rooms:** 10**Property Type:** Duplex Edwardian Brick Pair**Land Size:** 350 sqm approx**Agent Comments**

A pair of Edwardian homes on one title.

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending June 2026: \$1,475,000

Comparable Properties

**30 Gurner St ST KILDA 3182 (REI)****Agent Comments****Price:** \$1,410,000**Method:** Sold Before Auction**Date:** 25/06/2026**Property Type:** House (Res)**Land Size:** 388 sqm approx**284 Punt Rd SOUTH YARRA 3141 (REI/VG)****Agent Comments****Price:** \$1,420,000**Method:** Private Sale**Date:** 12/04/2026**Property Type:** House**Land Size:** 350 sqm approx**46 Waterloo Cr ST KILDA 3182 (REI/VG)****Agent Comments****Price:** \$1,620,000**Method:** Auction Sale**Date:** 14/03/2026**Property Type:** House (Res)**Land Size:** 650 sqm approx