

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

104/233 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Single price

\$375,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Windsor

Period - From

01/10/2025

to

31/12/2025

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	406/7 Belford St ST KILDA 3182	\$355,000	10/03/2026
2	11/77 Westbury St ST KILDA EAST 3183	\$370,000	11/03/2026
3	6/12 Kipling St ST KILDA 3182	\$380,000	20/02/2026

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:

12/03/2026 16:21

104/233 Dandenong Road, Windsor Vic 3181



Andrew James
03 9509 0411
0411 420 788

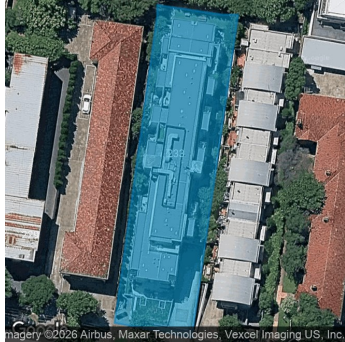
andrew.james@belleproperty.com

Indicative Selling Price

\$375,000

Median Unit Price

December quarter 2025: \$590,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



406/7 Belford St ST KILDA 3182 (REI)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 10/03/2026

Property Type: Apartment



11/77 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 11/03/2026

Property Type: Apartment



6/12 Kipling St ST KILDA 3182 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 20/02/2026

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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