

# 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

110/233 Dandenong Road, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$380,000

### Median sale price

Median price \$549,900 Property Type Unit 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 | 103/356 Orrong Rd CAULFIELD NORTH 3161 | \$375,000 | 15/06/2026   |
| 2 | 103/28 Mount St PRAHRAN 3181           | \$390,000 | 28/05/2026   |
| 3 | 24/19a Ellesmere Rd WINDSOR 3181       | \$381,000 | 24/05/2026   |

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:

03/08/2026 14:46

110/233 Dandenong Road, Windsor Vic 3181



Lauchlan Waterfield  
03 9509 0411  
0422 290 489

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**Indicative Selling Price**

\$350,000 - \$380,000

**Median Unit Price**

Year ending June 2026: \$549,900



1 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**103/356 Orrong Rd CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$375,000

**Method:** Private Sale

**Date:** 15/06/2026

**Property Type:** Unit



**103/28 Mount St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$390,000

**Method:** Private Sale

**Date:** 28/05/2026

**Property Type:** Apartment



**24/19a Ellesmere Rd WINDSOR 3181 (VG)**

**Agent Comments**

1 - -

**Price:** \$381,000

**Method:** Sale

**Date:** 24/05/2026

**Property Type:** Strata Unit/Flat

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



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