

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

14/209 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Windsor

Period - From 01/04/2025 to 31/03/2026 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	15/1 Wrexham Rd WINDSOR 3181	\$355,000	02/04/2026
2	5/3 Ellesmere Rd WINDSOR 3181	\$368,500	30/03/2026
3	9/4 Normanby St WINDSOR 3181	\$365,000	23/03/2026

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:

20/04/2026 16:20

14/209 Dandenong Road, Windsor Vic 3181



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

Year ending March 2026: \$565,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



15/1 Wrexham Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 02/04/2026

Property Type: Apartment



5/3 Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$368,500

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment



9/4 Normanby St WINDSOR 3181 (REI)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 23/03/2026

Property Type: Apartment

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



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