

# 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

19a Lewisham 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 \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$1,532,500

Property Type House

Suburb Windsor

Period - From 01/01/2026

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 | 22 Irving Av PRAHRAN 3181      | \$1,409,999 | 12/06/2026   |
| 2 | 48 Banole Av PRAHRAN 3181      | \$1,462,000 | 01/04/2026   |
| 3 | 9 Hornby St WINDSOR 3181       | \$1,495,000 | 07/02/2026   |

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:

23/06/2026 09:20

19a Lewisham Road, Windsor Vic 3181



Isabella Maxwell

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**Indicative Selling Price**

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

**Median House Price**

March quarter 2026: \$1,532,500



3 1 1

**Property Type:** House (Res)

**Land Size:** 226 sqm approx

Agent Comments

## Comparable Properties



**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)



**48 Banole Av PRAHRAN 3181 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,462,000

**Method:** Private Sale

**Date:** 01/04/2026

**Property Type:** House

**Land Size:** 203 sqm approx



**9 Hornby St WINDSOR 3181 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,495,000

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** House (Res)

**Land Size:** 295 sqm approx

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



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