

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

2 Mary Street, Windsor Vic 3181

Indicative selling price

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

Range between \$3,300,000

&

\$3,600,000

Median sale price

Median price \$635,000

Property Type Unit

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	43 Aberdeen Rd PRAHRAN 3181	\$3,380,000	28/03/2026
2	27 Redan St ST KILDA 3182	\$3,500,000	10/03/2026
3	53 The Avenue WINDSOR 3181	\$3,330,000	19/12/2025

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:

15/04/2026 09:40



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Property Type: House
Land Size: 445 sqm approx
Agent Comments

Indicative Selling Price
\$3,300,000 - \$3,600,000
Median Unit Price
March quarter 2026: \$635,000

Comparable Properties



43 Aberdeen Rd PRAHRAN 3181 (REI)

Agent Comments

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Price: \$3,380,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)



27 Redan St ST KILDA 3182 (REI)

Agent Comments

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Price: \$3,500,000
Method: Private Sale
Date: 10/03/2026
Property Type: House (Res)
Land Size: 1132 sqm approx



53 The Avenue WINDSOR 3181 (REI)

Agent Comments

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Price: \$3,330,000
Method: Private Sale
Date: 19/12/2025
Property Type: House

Account - Marshall White | P: 03 9822 9999