

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

208/3 VICTORIA STREET WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Windsor

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

207/105 HIGH STREET PRAHRAN VIC 3181	\$663,000	16-Apr-26
202/13 WELLINGTON STREET ST KILDA VIC 3182	\$685,000	16-Feb-26
605/8 GARDEN STREET SOUTH YARRA VIC 3141	\$665,000	18-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 09 July 2026

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**207/105 HIGH STREET PRAHRAN
VIC 3181**

Sold Price

\$663,000

Sold Date

16-Apr-26

2 2 1

Distance

0.34km



**202/13 WELLINGTON STREET ST
KILDA VIC 3182**

Sold Price

\$685,000

Sold Date

16-Feb-26

2 2 1

Distance

0.95km



**605/8 GARDEN STREET SOUTH
YARRA VIC 3141**

Sold Price

\$665,000

Sold Date

18-Mar-26

2 2 1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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