

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

3/3 Gertrude Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,475,000

Property Type House

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	19a Vale St ST KILDA 3182	\$1,180,000	31/07/2026
2	2/9 Affleck St SOUTH YARRA 3141	\$1,250,000	24/07/2026
3	71 The Avenue WINDSOR 3181	\$1,210,000	18/06/2026

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:

12/08/2026 10:48



3
 2
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending June 2026: \$1,475,000

Comparable Properties



19a Vale St ST KILDA 3182 (REI)

Agent Comments

3
 1
 2

Price: \$1,180,000

Method: Private Sale

Date: 31/07/2026

Property Type: House



2/9 Affleck St SOUTH YARRA 3141 (REI)

Agent Comments

3
 1
 1

Price: \$1,250,000

Method: Private Sale

Date: 24/07/2026

Property Type: House (Res)



71 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,210,000

Method: Private Sale

Date: 18/06/2026

Property Type: Townhouse (Single)

Account - Marshall White | P: 03 9822 9999



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