

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 38 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Windsor

Period - From 01/01/2023 to 31/12/2023 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	10 Donald St PRAHRAN 3181	\$2,200,000	14/10/2023
2	30 Henry St WINDSOR 3181	\$1,925,000	12/12/2023
3	50 Perth St PRAHRAN 3181	\$1,855,000	09/12/2023

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: 21/03/2024 11:59



 4-5
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Property Type: House
Land Size: 356 sqm approx
Agent Comments

Indicative Selling Price
 \$1,950,000 - \$2,145,000
Median House Price
 Year ending December 2023: \$1,500,000

Comparable Properties



10 Donald St PRAHRAN 3181 (REI/VG)

 4
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Price: \$2,200,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 335 sqm approx

Agent Comments

Four bedrooms, 1 bathroom, Located in Prahran



30 Henry St WINDSOR 3181 (REI/VG)

 4
  2
  -

Price: \$1,925,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 345 sqm approx

Agent Comments

Four bedrooms, 2 bathrooms, Located in Windsor



50 Perth St PRAHRAN 3181 (REI)

 3
  1
  2

Price: \$1,855,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 322 sqm approx

Agent Comments

Three bedrooms, 1 bathroom with off street parking