

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

5 Wise Close, Windsor Vic 3181

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

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	7/10 Lalbert Cr PRAHRAN 3181	\$1,552,000	14/11/2025
2	2a Alfred St PRAHRAN 3181	\$1,620,000	25/11/2025
3	24 Atkinson CI WINDSOR 3181	\$1,700,000	16/12/2025

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:

05/05/2026 13:50



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Property Type: House

Agent Comments

Comparable Properties



7/10 Lalbert Cr PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,552,000

Method: Private Sale

Date: 14/11/2025

Property Type: Townhouse (Single)



2a Alfred St PRAHRAN 3181 (REI)

Agent Comments

3 2 2

Price: \$1,620,000

Method: Private Sale

Date: 25/11/2025

Property Type: Townhouse (Single)



24 Atkinson CI WINDSOR 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Res)

Land Size: 154 sqm approx