

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

6 Lewisham Lane, Windsor Vic 3181

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

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	150 Peel St WINDSOR 3181	\$1,565,000	23/04/2026
2	5a Cromwell Rd SOUTH YARRA 3141	\$1,450,000	01/04/2026
3	6/13 Wrexham Rd WINDSOR 3181	\$1,590,000	21/03/2026

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:

20/05/2026 10:58

6 Lewisham Lane, Windsor Vic 3181



Walter Summons

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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

March quarter 2026: \$1,532,500



3 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



150 Peel St WINDSOR 3181 (REI)

Agent Comments

3 2 -

Price: \$1,565,000

Method: Private Sale

Date: 23/04/2026

Property Type: House (Res)



5a Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

3 2 1

Price: \$1,450,000

Method: Private Sale

Date: 01/04/2026

Property Type: Townhouse (Res)



6/13 Wrexham Rd WINDSOR 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,590,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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