

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

61 Henry Street, Windsor Vic 3181

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$1,475,000 Property Type House Suburb Windsor

Period - From 06/02/2023 to 05/02/2024 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	11 Airlie Av PRAHRAN 3181	\$3,500,000	31/10/2023
2	4 Green St WINDSOR 3181	\$2,935,000	28/10/2023
3	6 Irymple Av ST KILDA 3182	\$2,902,500	22/11/2023

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: 06/02/2024 11:40



4 2 2

Property Type: House (Res)

Land Size: 480 approx sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

06/02/2023 - 05/02/2024: \$1,475,000

Comparable Properties



11 Airlie Av PRAHRAN 3181 (REI/VG)

Agent Comments

4 2 2

Price: \$3,500,000

Method: Sold Before Auction

Date: 31/10/2023

Property Type: House (Res)

Land Size: 425 sqm approx



4 Green St WINDSOR 3181 (REI/VG)

Agent Comments

4 4 2

Price: \$2,935,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Land Size: 212 sqm approx



6 Irymple Av ST KILDA 3182 (REI)

Agent Comments

4 2 1

Price: \$2,902,500

Method: Sold Before Auction

Date: 22/11/2023

Property Type: House (Res)

Land Size: 484 sqm approx

Account - Marshall White | P: 03 9822 9999