

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

7/12 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$730,000

&

\$800,000

Median sale price

Median price \$635,000

Property Type Unit

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	3/5 Ardoch Av ST KILDA EAST 3183	\$870,000	20/03/2026
2	14/273 Orrong Rd ST KILDA EAST 3183	\$825,000	01/03/2026
3	7/13 Hughenden Rd ST KILDA EAST 3183	\$745,000	26/02/2026

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:

27/04/2026 09:46



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$730,000 - \$800,000

Median Unit Price

March quarter 2026: \$635,000

Comparable Properties



3/5 Ardoch Av ST KILDA EAST 3183 (REI)

Agent Comments

2 2 2

Price: \$870,000

Method: Private Sale

Date: 20/03/2026

Property Type: Apartment



14/273 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$825,000

Method: Auction Sale

Date: 01/03/2026

Property Type: Apartment



7/13 Hughenden Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$745,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000