

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 Andrew Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Windsor

Period - From 01/01/2025

to

31/12/2025

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	18/19-27 Argo St SOUTH YARRA 3141	\$1,262,500	25/12/2025
2	57 James St WINDSOR 3181	\$1,273,000	17/12/2025
3	64 Aberdeen Rd PRAHRAN 3181	\$1,260,000	13/12/2025

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:

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7 Andrew Street, Windsor Vic 3181



Andrew James
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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2025: \$1,440,000



Rooms: 6

Property Type: House

Land Size: 270 sqm approx

Agent Comments

Comparable Properties



18/19-27 Argo St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,262,500

Method: Private Sale

Date: 25/12/2025

Property Type: Townhouse (Res)



57 James St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,273,000

Method: Private Sale

Date: 17/12/2025

Property Type: House



64 Aberdeen Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

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



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