

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

85 Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Windsor

Period - From 01/04/2023 to 31/03/2024 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	71 Peel St WINDSOR 3181	\$1,195,000	29/02/2024
2	33 Evelyn St ST KILDA EAST 3183	\$1,187,000	29/10/2023
3	24 Bayview St PRAHRAN 3181	\$1,153,000	25/11/2023

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:

16/04/2024 13:09



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Property Type:
 Divorce/Estate/Family Transfers
Land Size: 147 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median House Price
 Year ending March 2024: \$1,500,000

Comparable Properties



71 Peel St WINDSOR 3181 (REI)

Agent Comments

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Price: \$1,195,000
Method: Sold Before Auction
Date: 29/02/2024
Property Type: House (Res)



33 Evelyn St ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$1,187,000
Method: Auction Sale
Date: 29/10/2023
Property Type: House (Res)
Land Size: 159 sqm approx



24 Bayview St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$1,153,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House
Land Size: 135 sqm approx

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336