

## 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

406/3 VICTORIA STREET WINDSOR VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

Other

Suburb

Windsor

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

406/1 MOUNT STREET PRAHRAN VIC 3181	\$420,000	10-Jun-25
410/38 CUNNINGHAM STREET SOUTH YARRA VIC 3141	\$426,000	16-Jul-25
408/120 HIGH STREET WINDSOR VIC 3181	\$438,000	15-May-25

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 6 months.~~

This Statement of Information was prepared on: 18 September 2025

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**406/1 MOUNT STREET PRAHRAN  
 VIC 3181**

1 1 1

Sold Price **\$420,000** Sold Date **10-Jun-25**

Distance **0.16km**



**410/38 CUNNINGHAM STREET  
 SOUTH YARRA VIC 3141**

1 1 1

Sold Price **\$426,000** Sold Date **16-Jul-25**

Distance **1.39km**



**408/120 HIGH STREET WINDSOR  
 VIC 3181**

1 1 1

Sold Price **\$438,000** Sold Date **15-May-25**

Distance **0.29km**

RS = Recent sale      UN = Undisclosed Sale

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