

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

101/111 PUNT ROAD WINDSOR VIC 3181

Indicative selling price

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

Single Price

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Windsor

Period-from

01 Aug 2024

to

31 Jul 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

102/2A HENRY STREET WINDSOR VIC 3181	\$370,000	07-Feb-25
604/594 ST KILDA ROAD MELBOURNE VIC 3004	\$360,000	05-Feb-25
116/87 HIGH STREET PRAHRAN VIC 3181	\$350,000	21-Feb-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: 15 August 2025

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**102/2A HENRY STREET WINDSOR
VIC 3181**

Sold Price

\$370,000

Sold Date

07-Feb-25 1  1  1

Distance

0.37km**604/594 ST KILDA ROAD
MELBOURNE VIC 3004**

Sold Price

\$360,000

Sold Date

05-Feb-25 1  1  1

Distance

0.39km**116/87 HIGH STREET PRAHRAN VIC
3181**

Sold Price

\$350,000

Sold Date

21-Feb-25 1  1  1

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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