

# 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

2 Mary Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,300,000

&

\$2,500,000

### Median sale price

Median price \$1,500,000

Property Type House

Suburb Windsor

Period - From 01/10/2023

to

30/09/2024

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	7 Burnett St ST KILDA 3182	\$2,475,000	28/10/2024
2	53 Highbury Gr PRAHRAN 3181	\$2,405,000	26/10/2024
3	26a Elgin Av ARMADALE 3143	\$2,450,000	22/10/2024

**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:

07/11/2024 14:16



3 1 1

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 434 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

Year ending September 2024: \$1,500,000

## Comparable Properties



**7 Burnett St ST KILDA 3182 (REI)**

Agent Comments

5 2 2

**Price:** \$2,475,000

**Method:** Private Sale

**Date:** 28/10/2024

**Property Type:** House

**Land Size:** 500 sqm approx



**53 Highbury Gr PRAHRAN 3181 (REI)**

Agent Comments

3 2 -

**Price:** \$2,405,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** House (Res)

**Land Size:** 306 sqm approx



**26a Elgin Av ARMADALE 3143 (REI)**

Agent Comments

3 2 2

**Price:** \$2,450,000

**Method:** Sold Before Auction

**Date:** 22/10/2024

**Property Type:** House (Res)

Account - Marshall White | P: 03 9822 9999