

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

3B GEORGE STREET 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

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,375

Property type

Unit

Suburb

Windsor

Period-from

01 Feb 2025

to

31 Jan 2026

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

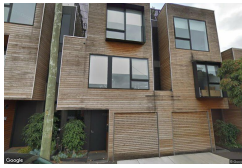
Date of sale

8 GEORGE STREET WINDSOR VIC 3181	\$1,140,000	12-Sep-25
6 HILLINGDON PLACE PRAHRAN VIC 3181	\$1,165,000	28-Jun-25
109 CHARLES STREET PRAHRAN VIC 3181	\$1,200,000	20-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: 11 February 2026


8 GEORGE STREET WINDSOR VIC 3181

Sold Price

\$1,140,000

Sold Date

12-Sep-25
 3

 1

 -

Distance

0.06km

6 HILLINGDON PLACE PRAHRAN VIC 3181

Sold Price

\$1,165,000

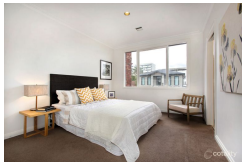
Sold Date

28-Jun-25
 3

 2

 1

Distance

0.78km

109 CHARLES STREET PRAHRAN VIC 3181

Sold Price

\$1,200,000

Sold Date

20-May-25
 3

 2

 2

Distance

0.62km
RS = Recent sale

UN = Undisclosed Sale

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