

## 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

5/3 ELLESMERE ROAD 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

\$360,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$536,375

Property type

Unit

Suburb

Windsor

Period-from

01 Mar 2025

to

28 Feb 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

4/3 ELLESMERE ROAD WINDSOR VIC 3181	\$370,000	17-Oct-25
17/19A ELLESMERE ROAD WINDSOR VIC 3181	\$385,000	12-Sep-25
6/6 CLOSEBURN AVENUE PRAHRAN VIC 3181	\$445,000	10-Sep-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: 06 March 2026



**4/3 ELLESMERE ROAD WINDSOR  
VIC 3181**

 1  1  1

Sold Price **\$370,000** Sold Date **17-Oct-25**

Distance **0km**



**17/19A ELLESMERE ROAD  
WINDSOR VIC 3181**

 1  1  1

Sold Price **\$385,000** Sold Date **12-Sep-25**

Distance **0.1km**



**6/6 CLOSEBURN AVENUE  
PRAHRAN VIC 3181**

 1  1  1

Sold Price **\$445,000** Sold Date **10-Sep-25**

Distance **0.45km**

RS = Recent sale      UN = Undisclosed Sale

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