

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

25 Elm Place, Windsor Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,880,000

Median sale price

Median price \$1,390,000

Property Type House

Suburb Windsor

Period - From 01/10/2024

to 30/09/2025

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	21 Elm PI WINDSOR 3181	\$1,750,000	21/11/2025
2	25 Molesworth St PRAHRAN 3181	\$1,830,000	29/10/2025
3	76 Hawksburn Rd SOUTH YARRA 3141	\$1,850,000	20/10/2025

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:

24/11/2025 10:57



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,880,000

Median House Price

Year ending September 2025: \$1,390,000

Comparable Properties



21 Elm PI WINDSOR 3181 (REI)

Agent Comments

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  -

Price: \$1,750,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: House

Land Size: 321 sqm approx



25 Molesworth St PRAHRAN 3181 (REI)

Agent Comments

 3
  2
  1

Price: \$1,830,000

Method: Auction Sale

Date: 29/10/2025

Property Type: House (Res)

Land Size: 240 sqm approx



76 Hawksburn Rd SOUTH YARRA 3141 (REI)

Agent Comments

 2
  1
  -

Price: \$1,850,000

Method: Sold Before Auction

Date: 20/10/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000



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