

# 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

3 Green Street, Windsor Vic 3181

### Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$1,450,000

Property Type House

Suburb Windsor

Period - From 22/12/2024

to

21/12/2025

Source

Property Data

### 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	11 Ann St WINDSOR 3181	\$1,960,000	24/10/2025
2	62 Henry St WINDSOR 3181	\$1,950,000	04/10/2025
3	12 Powell St SOUTH YARRA 3141	\$1,960,000	16/08/2025

**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:

22/12/2025 10:58



3 1 2

**Property Type:** House (Res)

**Land Size:** 257 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

22/12/2024 - 21/12/2025: \$1,450,000

## Comparable Properties



**11 Ann St WINDSOR 3181 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,960,000

**Method:** Private Sale

**Date:** 24/10/2025

**Property Type:** House (Res)

**Land Size:** 418 sqm approx



**62 Henry St WINDSOR 3181 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 04/10/2025

**Property Type:** House

**Land Size:** 356 sqm approx



**12 Powell St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,960,000

**Method:** Auction Sale

**Date:** 16/08/2025

**Property Type:** House (Res)

**Land Size:** 208 sqm approx

**Account - Hodges** | P: 03 9529 1100 | F: 03 9529 1400