

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 3 Green Street, Windsor Vic 3181
Including suburb and postcode

Indicative selling price

For the meaning of this price see 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



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)



Price: \$1,960,000

Method: Private Sale

Date: 24/10/2025

Property Type: House (Res)

Land Size: 418 sqm approx

Agent Comments



62 Henry St WINDSOR 3181 (REI/VG)



Price: \$1,950,000

Method: Private Sale

Date: 04/10/2025

Property Type: House

Land Size: 356 sqm approx

Agent Comments



12 Powell St SOUTH YARRA 3141 (REI/VG)



Price: \$1,960,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 208 sqm approx

Agent Comments

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