

## 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 56 High 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 \$1,450,000 & \$1,595,000

#### 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	43 Garden La SOUTH YARRA 3141	\$1,470,000	22/11/2025
2	6 Chatsworth Rd PRAHRAN 3181	\$1,532,000	17/11/2025
3	233 Williams Rd SOUTH YARRA 3141	\$1,585,000	13/11/2025

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:

08/12/2025 10:42



**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,595,000

**Median House Price**

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

## Comparable Properties



**43 Garden La SOUTH YARRA 3141 (REI)**



Agent Comments

**Price:** \$1,470,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Townhouse (Res)



**6 Chatsworth Rd PRAHRAN 3181 (REI)**



Agent Comments

**Price:** \$1,532,000

**Method:** Private Sale

**Date:** 17/11/2025

**Property Type:** House (Res)



**233 Williams Rd SOUTH YARRA 3141 (REI)**



Agent Comments

**Price:** \$1,585,000

**Method:** Sold Before Auction

**Date:** 13/11/2025

**Property Type:** House (Res)

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