

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

56 High Street, Windsor Vic 3181

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

56 High Street, Windsor Vic 3181



Lauchlan Waterfield
03 9509 0411
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Indicative Selling Price

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

Median House Price

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



3 2 2

Property Type: House

Agent Comments

Comparable Properties



43 Garden La SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$1,470,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)



6 Chatsworth Rd PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$1,532,000

Method: Private Sale

Date: 17/11/2025

Property Type: House (Res)



233 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments

3 2 -

Price: \$1,585,000

Method: Sold Before Auction

Date: 13/11/2025

Property Type: House (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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