

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 8/219 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Single price \$955,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Windsor

Period - From 01/10/2025

to 31/12/2025

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	6/99 Mathoura Rd TOORAK 3142	\$1,050,000	15/11/2025
2	116/881 High St ARMADALE 3143	\$1,070,000	17/10/2025
3	G06/43-45 The Avenue BALACLAVA 3183	\$950,000	29/08/2025

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:

10/02/2026 10:07



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$955,000

Median Unit Price

December quarter 2025: \$590,000

Comparable Properties



6/99 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 15/11/2025

Property Type: Apartment



116/881 High St ARMADALE 3143 (REI/VG)

Agent Comments

3 2 2

Price: \$1,070,000

Method: Private Sale

Date: 17/10/2025

Property Type: Apartment



G06/43-45 The Avenue BALACLAVA 3183 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 29/08/2025

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140