

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

22/17 Ellesmere Road, Windsor VIC 3181

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$536,375

Property Type

Unit

Suburb

Windsor

Period - From

16/08/2025

to

15/02/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
25/9 The Avenue Windsor VIC 3181	\$745,000	28/11/2025
9/18 Lewisham Road Windsor VIC 3181	\$634,000	19/01/2026
10/40 Wattletree Road Armadale VIC 3143	\$665,000	30/11/2025

This Statement of Information was prepared on:

16/02/2026