

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

7/13 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$555,000 Property Type Unit 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	22/14 The Avenue WINDSOR 3181	\$565,000	15/10/2025
2	7/10 Williams Rd PRAHRAN 3181	\$540,000	08/09/2025
3	3/5 Clifton St PRAHRAN 3181	\$530,000	18/07/2025

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: 14/11/2025 14:40

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2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending September 2025: \$555,000

Comparable Properties



22/14 The Avenue WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$565,000
Method: Private Sale
Date: 15/10/2025
Property Type: Apartment



7/10 Williams Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$540,000
Method: Private Sale
Date: 08/09/2025
Property Type: Unit



3/5 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 -

Price: \$530,000
Method: Private Sale
Date: 18/07/2025
Property Type: Apartment

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