

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

203/152 Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between \$370,000 & \$400,000

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	101/3 Victoria St WINDSOR 3181	\$390,000	11/11/2025
2	505/13 Wellington St ST KILDA 3182	\$380,000	11/08/2025
3	2/2 Maddock St WINDSOR 3181	\$377,000	19/07/2025

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: 14/01/2026 14:57

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Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

December quarter 2025: \$590,000

**Property Type:** House (Res)**Land Size:** 1250 sqm approx

Agent Comments

Comparable Properties

101/3 Victoria St WINDSOR 3181 (VG)

Agent Comments

**Price:** \$390,000**Method:** Sale**Date:** 11/11/2025**Property Type:** Strata Unit/Flat**505/13 Wellington St ST KILDA 3182 (REI/VG)**

Agent Comments

**Price:** \$380,000**Method:** Private Sale**Date:** 11/08/2025**Property Type:** Apartment**2/2 Maddock St WINDSOR 3181 (REI/VG)**

Agent Comments

**Price:** \$377,000**Method:** Private Sale**Date:** 19/07/2025**Property Type:** Apartment

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



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