

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

2/13a Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$475,000 & \$520,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Windsor

Period - From 01/01/2025 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 | 5/60 Chomley St PRAHRAN 3181 | \$520,000 | 24/12/2025 |
| 2 | 50/87 Alma Rd ST KILDA 3182 | \$515,000 | 25/11/2025 |
| 3 | 50/87 Alma Rd ST KILDA EAST 3183 | \$515,000 | 20/11/2025 |

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:

17/01/2026 16:23



2 1 1

Property Type:
Agent Comments

Indicative Selling Price
\$475,000 - \$520,000
Median Unit Price
Year ending December 2025: \$550,000

Comparable Properties



5/60 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$520,000
Method: Private Sale
Date: 24/12/2025
Property Type: Apartment



50/87 Alma Rd ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$515,000
Method: Private Sale
Date: 25/11/2025
Property Type: Apartment



50/87 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$515,000
Method: Private Sale
Date: 20/11/2025
Property Type: Apartment

Account - Bow Residential | P: (03) 8672 2942