

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

62a Union Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,440,000 Property Type House 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	65 Alfred St PRAHRAN 3181	\$1,510,000	10/12/2025
2	5 Malakoff St ST KILDA EAST 3183	\$1,600,000	28/11/2025
3	2a Alfred St PRAHRAN 3181	\$1,620,000	25/11/2025

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:

04/03/2026 12:57



 3
  2
  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending December 2025: \$1,440,000

Comparable Properties



65 Alfred St PRAHRAN 3181 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,510,000

Method: Private Sale

Date: 10/12/2025

Property Type: House (Res)

Land Size: 230 sqm approx



5 Malakoff St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,600,000

Method: Private Sale

Date: 28/11/2025

Property Type: House (Res)

Land Size: 135 sqm approx



2a Alfred St PRAHRAN 3181 (REI)

Agent Comments

 3
  2
  2

Price: \$1,620,000

Method: Private Sale

Date: 25/11/2025

Property Type: Townhouse (Single)

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