

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

104/69 Newry Street, Windsor Vic 3181

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$549,000 Property Type Unit Suburb Windsor

Period - From 01/01/2024 to 31/12/2024 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	203/69 Newry St WINDSOR 3181	\$710,000	20/12/2024
2	12/9 Canterbury Rd TOORAK 3142	\$675,000	13/11/2024
3	11/4 The Avenue WINDSOR 3181	\$650,000	29/10/2024

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:

28/01/2025 20:18



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$620,000 - \$670,000
Median Unit Price
Year ending December 2024: \$549,000

Comparable Properties



203/69 Newry St WINDSOR 3181 (REI)

Agent Comments

 2  2  1

Price: \$710,000
Method: Private Sale
Date: 20/12/2024
Property Type: Apartment



12/9 Canterbury Rd TOORAK 3142 (REI)

Agent Comments

 2  1  1

Price: \$675,000
Method: Private Sale
Date: 13/11/2024
Property Type: Apartment



11/4 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

 2  1  2

Price: \$650,000
Method: Private Sale
Date: 29/10/2024
Property Type: Apartment

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