

# 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

111/233 Dandenong Road, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$495,000

### Median sale price

Median price

\$544,000

Property Type

Unit

Suburb

Windsor

Period - From

27/05/2025

to

26/05/2026

Source

Property Data

### 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 | 18/350 Dandenong Rd ST KILDA EAST 3183 | \$480,000 | 21/04/2026   |
| 2 | 23/350 Dandenong Rd ST KILDA EAST 3183 | \$485,000 | 04/04/2026   |
| 3 | 10/3-5 Chomley St PRAHRAN 3181         | \$500,000 | 31/03/2026   |

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:

27/05/2026 18:30



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$495,000

**Median Unit Price**

27/05/2025 - 26/05/2026: \$544,000

## Comparable Properties



**18/350 Dandenong Rd ST KILDA EAST 3183 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 21/04/2026

**Property Type:** Unit

**23/350 Dandenong Rd ST KILDA EAST 3183 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 04/04/2026

**Property Type:** Apartment



**10/3-5 Chomley St PRAHRAN 3181 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 31/03/2026

**Property Type:** Apartment

**Account - Besser & Co EA** | P: 03 9531 1000



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