

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

21/4 Victoria Street, Windsor Vic 3181

Indicative selling price

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

Range between \$525,000 & \$550,000

Median sale price

Median price \$532,500 Property Type Unit Suburb Windsor

Period - From 24/07/2024 to 23/07/2025 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	104/87 High St PRAHRAN 3181	\$585,000	16/06/2025
2	511/201 High St PRAHRAN 3181	\$518,000	29/04/2025
3	5/4 Victoria St WINDSOR 3181	\$550,000	19/02/2025

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:

24/07/2025 14:46



Rooms: 4
Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$525,000 - \$550,000

Median Unit Price

24/07/2024 - 23/07/2025: \$532,500

Comparable Properties



104/87 High St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 16/06/2025
Property Type: Apartment



511/201 High St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$518,000
Method: Private Sale
Date: 29/04/2025
Property Type: Apartment



5/4 Victoria St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 19/02/2025
Property Type: Apartment

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