

3/51 Union Street, Windsor Vic 3181



2 Bed 1 Bath 1 Car

Property Type: Unit

Indicative Selling Price

\$500,000 - 535,000

Median House Price

Year ending March 2025: \$562,500

Comparable Properties



11/55 Union Street, WINDSOR 3181 (REI)

2 Bed 1 Bath 1 Car

Price: \$535,250

Method: Private Sale

Date: 16/06/2025

Property Type: Apartment

Agent Comments: This property in comparison has the following - similar location, similar condition & Inferior accommodation.



8/19 Redan Street, ST KILDA 3182 (VG)

2 Bed 1 Bath - Car

Price: \$535,000

Method: Sale

Date: 15/05/2025

Property Type: Strata Flat - Single OYO Flat

Agent Comments: This property has the following in comparison: similar location, similar size & similar condition.



10/28-30 Raleigh Street, WINDSOR 3181 (REI)

2 Bed 1 Bath 1 Car

Price: \$518,000

Method: Private Sale

Date: 07/05/2025

Property Type: Apartment

Agent Comments: This property has the following in comparison: similar location, similar size & similar condition.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3/51 Union Street, Windsor Vic 3181

Indicative selling price

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

Range between \$500,000 & \$535,000

Median sale price

Median price \$562,500 Unit x Suburb Windsor

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales

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
11/55 Union Street, WINDSOR 3181	\$535,250	16/06/2025
8/19 Redan Street, ST KILDA 3182	\$535,000	15/05/2025
10/28-30 Raleigh Street, WINDSOR 3181	\$518,000	07/05/2025

This Statement of Information was prepared on:

14/07/2025