# 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

58 Upton Road, Windsor Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$950,000		&		\$1,045,000			
Median sale pr	ice							
Median price	\$1,401,500	Pro	operty Type	Hou	se		Suburb	Windsor
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	14 Young St ST KILDA EAST 3183	\$1,038,000	05/07/2025
2	10 Harvey St PRAHRAN 3181	\$1,005,000	17/06/2025
3	56 Spring St PRAHRAN 3181	\$965,000	27/02/2025

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:

23/07/2025 09:26

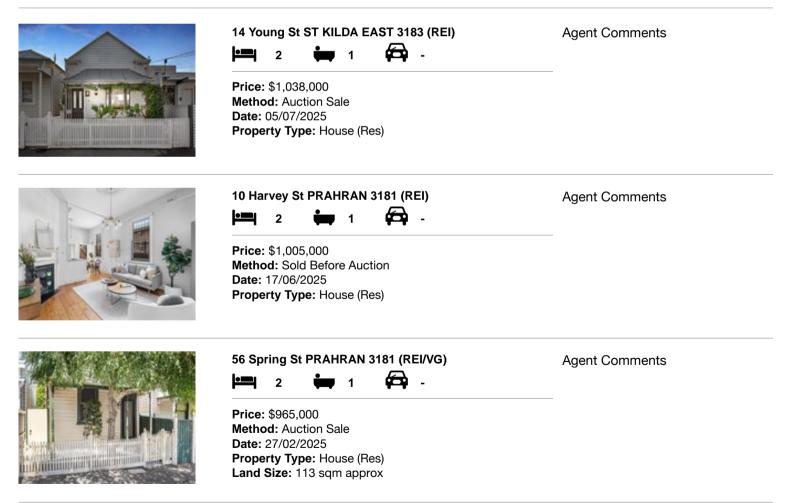






Property Type: House (Res) Land Size: 120 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median House Price June quarter 2025: \$1,401,500

# **Comparable Properties**



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