

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000

&

\$1,045,000

### Median sale price

Median price \$1,401,500

Property Type House

Suburb Windsor

Period - From 01/04/2025

to

30/06/2025

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	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



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**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



**14 Young St ST KILDA EAST 3183 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,038,000  
**Method:** Auction Sale  
**Date:** 05/07/2025  
**Property Type:** House (Res)



**10 Harvey St PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,005,000  
**Method:** Sold Before Auction  
**Date:** 17/06/2025  
**Property Type:** House (Res)



**56 Spring St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$965,000  
**Method:** Auction Sale  
**Date:** 27/02/2025  
**Property Type:** House (Res)  
**Land Size:** 113 sqm approx

**Account - Marshall White** | P: 03 9822 9999