

## 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

18/40 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$528,500

Property type

Unit

Suburb

Windsor

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

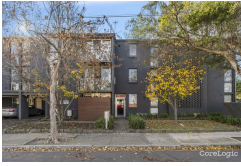
22/55 UNION STREET WINDSOR VIC 3181	\$535,000	02-Aug-24
4/21 IRVING AVENUE PRAHRAN VIC 3181	\$480,000	15-Nov-24
107/2A HENRY STREET WINDSOR VIC 3181	\$515,000	07-Nov-24

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 6 months.~~

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**22/55 UNION STREET WINDSOR  
VIC 3181**

2 1 -

Sold Price **\$535,000** Sold Date **02-Aug-24**

Distance **0.13km**



**4/21 IRVING AVENUE PRAHRAN  
VIC 3181**

2 1 -

Sold Price **\$480,000** Sold Date **15-Nov-24**

Distance **1.65km**



**107/2A HENRY STREET WINDSOR  
VIC 3181**

2 1 -

Sold Price **\$515,000** Sold Date **07-Nov-24**

Distance **0.46km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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