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: 2/29 Upton Road, Windsor Vic 3181

Indicative selling price

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

Range between: $370,000 & $400,000

Median sale price

Median price: $590,000 Property Type: Unit Suburb: Windsor

Period - From: 01/10/2025 to: 31/12/2025 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	304/120 Greville St PRAHRAN 3181	$390,000	24/02/2026
2	6/11 Wimmera Pl ST KILDA 3182	$400,000	01/12/2025
3			

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: 31/03/2026 14:23

2/29 Upton Road, Windsor Vic 3181

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$370,000 - $400,000
Median Unit Price
December quarter 2025: $590,000

Comparable Properties



304/120 Greville St PRAHRAN 3181 (VG)

2 - -

Price: $390,000
Method: Sale
Date: 24/02/2026
Property Type: Strata Unit/Flat

Agent Comments



6/11 Wimmera Pl ST KILDA 3182 (VG)

2 - -

Price: $400,000
Method: Sale
Date: 01/12/2025
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

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.

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