

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

203/242 HIGH STREET WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,250

Property type

Unit

Suburb

Windsor

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

202/6 HIGH STREET WINDSOR VIC 3181	\$640,000	06-Jun-25
111/120 HIGH STREET WINDSOR VIC 3181	\$620,000	21-May-25
13/4 VICTORIA STREET WINDSOR VIC 3181	\$652,250	20-May-25

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.~~

This Statement of Information was prepared on: 09 October 2025



202/6 HIGH STREET WINDSOR VIC 3181 Sold Price **\$640,000** Sold Date **06-Jun-25**

2 2 1

Distance **1.14km**



111/120 HIGH STREET WINDSOR VIC 3181 Sold Price **\$620,000** Sold Date **21-May-25**

1 2 1

Distance **0.47km**



13/4 VICTORIA STREET WINDSOR VIC 3181 Sold Price **\$652,250** Sold Date **20-May-25**

2 2 2

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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