

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

207/270 High Street, Windsor Vic 3181

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$549,900

Property Type Unit

Suburb Windsor

Period - From 01/07/2025

to 30/06/2026

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	1710/50 Claremont St SOUTH YARRA 3141	\$610,000	16/06/2026
2	1/1b Lewisham Rd WINDSOR 3181	\$590,000	23/05/2026
3	17/43 Williams Rd WINDSOR 3181	\$555,000	08/05/2026

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:

25/08/2026 11:18

207/270 High Street, Windsor Vic 3181



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2026: \$549,900

Comparable Properties



1710/50 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$610,000

Method: Private Sale

Date: 16/06/2026

Property Type: Apartment



1/1b Lewisham Rd WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 23/05/2026

Property Type: Apartment



17/43 Williams Rd WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$555,000

Method: Private Sale

Date: 08/05/2026

Property Type: Apartment

Account - RT Edgar Richmond



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