

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

26/4 VICTORIA 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

\$580,000

&

\$630,000

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

18/10 CLIFTON STREET PRAHRAN VIC 3181	\$626,000	25-Sep-25
102/242 HIGH STREET WINDSOR VIC 3181	\$615,000	31-Jul-25
308/78 INKERMAN STREET ST KILDA VIC 3182	\$618,000	08-Jul-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.~~

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18/10 CLIFTON STREET PRAHRAN VIC 3181

Sold Price

^{RS} **\$626,000** ^{UN}

Sold Date

25-Sep-25

 2  1  1

Distance

0.22km



102/242 HIGH STREET WINDSOR VIC 3181

Sold Price

^{RS} **\$615,000** ^{UN}

Sold Date

31-Jul-25

 2  1  1

Distance

0.2km



308/78 INKERMANN STREET ST KILDA VIC 3182

Sold Price

\$618,000

Sold Date

08-Jul-25

 2  1  1

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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