

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

5/31 Upton Road, 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 \$625,000

Property Type Unit

Suburb Windsor

Period - From 01/01/2025

to 31/03/2025

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	13/7-9 Irving Av PRAHRAN 3181	\$612,500	22/03/2025
2	3/48 Chomley St PRAHRAN 3181	\$619,000	22/03/2025
3	7/14 Newry St WINDSOR 3181	\$536,000	18/03/2025

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:

08/04/2025 09:27



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
March quarter 2025: \$625,000

Comparable Properties



13/7-9 Irving Av PRAHRAN 3181 (REI)

Agent Comments



Price: \$612,500
Method: Auction Sale
Date: 22/03/2025
Property Type: Apartment



3/48 Chomley St PRAHRAN 3181 (REI)

Agent Comments



Price: \$619,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Unit



7/14 Newry St WINDSOR 3181 (REI)

Agent Comments



Price: \$536,000
Method: Sold Before Auction
Date: 18/03/2025
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289