Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property 2 1	y offered	for sal	е
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Address	5/31 Upton Road, Windsor Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$550,000	&	\$600,000
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Median sale price

Median price	\$625,000	Pro	perty 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

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



Date of sale







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)

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

Property Type: Apartment

Agent Comments



3/48 Chomley St PRAHRAN 3181 (REI)

2





Agent Comments

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



7/14 Newry St WINDSOR 3181 (REI)



Price: \$536,000

Method: Sold Before Auction

Date: 18/03/2025

Property Type: Apartment

Agent Comments

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





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