

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

22/40 UPTON ROAD 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

\$575,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Windsor

Period-from

01 Jul 2025

to

30 Jun 2026

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

10/29 UPTON ROAD WINDSOR VIC 3181	\$615,000	04-May-26
2/3 HIGH STREET WINDSOR VIC 3181	\$617,000	17-Jul-26
16/19 REDAN STREET ST KILDA VIC 3182	\$580,000	02-Jul-26

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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10/29 UPTON ROAD WINDSOR VIC 3181 Sold Price **\$615,000** Sold Date **04-May-26**

 2  1  1

Distance **0.07km**



2/3 HIGH STREET WINDSOR VIC 3181 Sold Price ^{RS} **\$617,000** Sold Date **17-Jul-26**

 2  1  -

Distance **0.61km**



16/19 REDAN STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **02-Jul-26**

 2  1  1

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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