

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

15/4 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Windsor

Period-from

01 Apr 2025

to

31 Mar 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

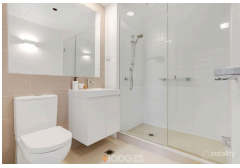
Date of sale

105/270 HIGH STREET WINDSOR VIC 3181	\$645,000	22-Dec-25
503/2A HENRY STREET WINDSOR VIC 3181	\$670,000	09-Oct-25
301/6 HIGH STREET WINDSOR VIC 3181	\$700,000	29-Dec-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.~~

This Statement of Information was prepared on: 09 April 2026



**105/270 HIGH STREET WINDSOR
VIC 3181**

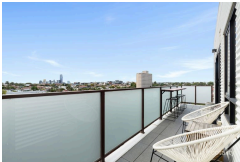
 2  2  1

Sold Price

\$645,000

Sold Date **22-Dec-25**

Distance **0.28km**



**503/2A HENRY STREET WINDSOR
VIC 3181**

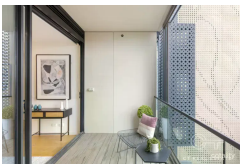
 2  2  1

Sold Price

\$670,000

Sold Date **09-Oct-25**

Distance **0.88km**



**301/6 HIGH STREET WINDSOR VIC
3181**

 2  2  1

Sold Price

\$700,000

Sold Date **29-Dec-25**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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