

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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,125

Property type

Unit

Suburb

Windsor

Period-from

01 May 2025

to

30 Apr 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

26/4 VICTORIA STREET WINDSOR VIC 3181	\$620,000	22-Oct-25
309/3 VICTORIA STREET WINDSOR VIC 3181	\$639,000	02-Apr-26
403/3 VICTORIA STREET WINDSOR VIC 3181	\$636,000	11-Feb-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.~~

This Statement of Information was prepared on: 19 May 2026



26/4 VICTORIA STREET WINDSOR VIC 3181

 2  1  1

Sold Price

\$620,000

Sold Date

22-Oct-25

Distance

0km



309/3 VICTORIA STREET WINDSOR VIC 3181

 2  1  1

Sold Price

\$639,000

Sold Date

02-Apr-26

Distance

0.05km



403/3 VICTORIA STREET WINDSOR VIC 3181

 2  1  1

Sold Price

^{RS} **\$636,000**

Sold Date

11-Feb-26

Distance

0.05km



103/12 ANCHOR PLACE PRAHRAN VIC 3181

 2  1  1

Sold Price

\$630,000

Sold Date

30-Mar-26

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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