

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

11/51 Union Street, Windsor Vic 3181

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$549,900

Property Type Unit

Suburb Windsor

Period - From 01/07/2025

to 30/09/2025

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	3/51 Union St WINDSOR 3181	\$525,000	01/08/2025
2	8/19 Redan St ST KILDA 3182	\$535,000	15/05/2025
3	8/31 Upton Rd WINDSOR 3181	\$515,000	29/04/2025

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:

22/10/2025 08:43



Property Type:
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
September quarter 2025: \$549,900

Comparable Properties



3/51 Union St WINDSOR 3181 (REI/VG)



Price: \$525,000
Method: Private Sale
Date: 01/08/2025
Property Type: Unit

Agent Comments

Same complex, livable current condition, 1 x car



8/19 Redan St ST KILDA 3182 (VG)



Price: \$535,000
Method: Sale
Date: 15/05/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments

2 x bedroom, 1 x bath, St Kilda location



8/31 Upton Rd WINDSOR 3181 (REI)



Price: \$515,000
Method: Private Sale
Date: 29/04/2025
Property Type: Apartment

Agent Comments

Windsor location, 2 x bedroom, 0.14km from subject property