

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

204/6 Duke Street, Windsor Vic 3181

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Windsor

Period - From 01/01/2026 to 31/03/2026 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	14/14-16 Fitzroy St ST KILDA 3182	\$345,000	09/04/2026
2	910/610 St Kilda Rd MELBOURNE 3004	\$390,000	08/04/2026
3	203/6 Duke St WINDSOR 3181	\$370,000	30/01/2026

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:

10/04/2026 09:52



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Property Type: Apartment

Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median Unit Price
March quarter 2026: \$635,000

Comparable Properties



14/14-16 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

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Price: \$345,000
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment



910/610 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

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Price: \$390,000
Method: Sold Before Auction
Date: 08/04/2026
Property Type: Apartment



203/6 Duke St WINDSOR 3181 (VG)

Agent Comments

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Price: \$370,000
Method: Sale
Date: 30/01/2026
Property Type: Strata Unit/Flat

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140