

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

17/43 WILLIAMS 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

\$540,000

&

\$570,000

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

16/43 WILLIAMS ROAD WINDSOR VIC 3181	\$600,000	17-Mar-26
7/13 LEWISHAM ROAD WINDSOR VIC 3181	\$530,000	24-Feb-26
17/205 DANDENONG ROAD WINDSOR VIC 3181	\$562,500	23-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: 23 April 2026


**16/43 WILLIAMS ROAD WINDSOR
VIC 3181**

 Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **17-Mar-26**
 2  1  1

 Distance **0km**

**7/13 LEWISHAM ROAD WINDSOR
VIC 3181**

 Sold Price **\$530,000** Sold Date **24-Feb-26**
 2  1  1

 Distance **0.3km**

**17/205 DANDENONG ROAD
WINDSOR VIC 3181**

 Sold Price **\$562,500** Sold Date **23-Feb-26**
 2  1  1

 Distance **0.48km**
RS = Recent sale

UN = Undisclosed Sale

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