

# 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

17/29 Upton Road, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$620,000

### Median sale price

Median price \$549,500 Property Type Unit Suburb Windsor

Period - From 15/04/2023 to 14/04/2024 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	20/5 Gooch St PRAHRAN 3181	\$632,500	10/02/2024
2	5/1 The Avenue WINDSOR 3181	\$630,000	28/02/2024
3	14/15 Rockley Rd SOUTH YARRA 3141	\$618,000	06/04/2024

**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: 15/04/2024 09:15

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**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price**

15/04/2023 - 14/04/2024: \$549,500



2   1   1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**20/5 Gooch St PRAHRAN 3181 (REI/VG)**

2   1   1

**Price:** \$632,500

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Apartment

Agent Comments

2 bedrooms, 1 bathroom with parking. Located in Prahran.



**5/1 The Avenue WINDSOR 3181 (REI/VG)**

2   1   1

**Price:** \$630,000

**Method:** Sold Before Auction

**Date:** 28/02/2024

**Property Type:** Apartment

Agent Comments

Located within 1km in Windsor. 2 bedrooms, 1 bath, 1 car.



**14/15 Rockley Rd SOUTH YARRA 3141 (REI)**

2   1   1

**Price:** \$618,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** Apartment

Agent Comments

2 bedrooms, 1 bathroom with parking. Located in South Yarra.

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