

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

2/29 Upton Road, Windsor Vic 3181

Indicative selling price

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

Range between \$370,000

&

\$400,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Windsor

Period - From 01/10/2025

to 31/12/2025

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	304/120 Greville St PRAHRAN 3181	\$390,000	24/02/2026
2	6/11 Wimmera PI ST KILDA 3182	\$400,000	01/12/2025
3			

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:

31/03/2026 14:23



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Comparable Properties



304/120 Greville St PRAHRAN 3181 (VG)

Agent Comments

2 bed - bath - car

Price: \$390,000

Method: Sale

Date: 24/02/2026

Property Type: Strata Unit/Flat



6/11 Wimmera Pl ST KILDA 3182 (VG)

Agent Comments

2 bed - bath - car

Price: \$400,000

Method: Sale

Date: 01/12/2025

Property Type: Subdivided Flat - Single OYO Flat

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.