

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

20/17 Ellesmere Road, Windsor Vic 3181

Indicative selling price

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

Range between \$540,000 & \$590,000

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	5/28 Clifton St PRAHRAN 3181	\$550,000	09/06/2026
2	12/29 Dalgety St ST KILDA 3182	\$572,500	03/06/2026
3	22/17 Ellesmere Rd WINDSOR 3181	\$655,000	14/03/2026

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:

23/06/2026 09:41



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

March quarter 2026: \$635,000

Comparable Properties



5/28 Clifton St PRAHRAN 3181 (REI)

Agent Comments

2
 1
 1

Price: \$550,000

Method: Private Sale

Date: 09/06/2026

Property Type: Apartment



12/29 Dalgety St ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$572,500

Method: Private Sale

Date: 03/06/2026

Property Type: Apartment



22/17 Ellesmere Rd WINDSOR 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$655,000

Method: Private Sale

Date: 14/03/2026

Property Type: Apartment

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