

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 Erica Street, Windsor Vic 3181

Indicative selling price

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

Range between \$2,600,000

&

\$2,850,000

Median sale price

Median price \$1,635,000

Property Type House

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	67 Park Rd MIDDLE PARK 3206	\$2,800,000	19/02/2026
2	60 Powell St SOUTH YARRA 3141	\$2,600,000	06/12/2025
3	67 Greville St PRAHRAN 3181	\$2,725,000	11/10/2025

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:

17/03/2026 11:44



Rooms: 4

Property Type: House

Land Size: 237 sqm approx

Agent Comments

Comparable Properties



67 Park Rd MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$2,800,000

Method: Private Sale

Date: 19/02/2026

Property Type: House (Res)



60 Powell St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$2,600,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House



67 Greville St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$2,725,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 393 sqm approx