

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 High Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,675,000

&

\$1,800,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Windsor

Period - From 01/04/2026

to

30/06/2026

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	129 Bendigo St PRAHRAN 3181	\$1,900,000	03/07/2026
2	76 Upton Rd WINDSOR 3181	\$1,760,000	23/06/2026
3	82 Lewisham Rd.N PRAHRAN 3181	\$1,800,000	29/04/2026

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:

25/08/2026 11:24

20 High Street, Windsor Vic 3181

ABERCROMBYS

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Indicative Selling Price

\$1,675,000 - \$1,800,000

Median House Price

June quarter 2026: \$1,350,000



Property Type: House (Res)

Land Size: 208 sqm approx

Agent Comments

Comparable Properties



129 Bendigo St PRAHRAN 3181 (REI)



3



2



2

Price: \$1,900,000

Method: Private Sale

Date: 03/07/2026

Property Type: House

Agent Comments



76 Upton Rd WINDSOR 3181 (REI)



3



1



2

Price: \$1,760,000

Method: Private Sale

Date: 23/06/2026

Property Type: House (Res)

Land Size: 257 sqm approx

Agent Comments



82 Lewisham Rd.N PRAHRAN 3181 (REI)



3



2



-

Price: \$1,800,000

Method: Sold Before Auction

Date: 29/04/2026

Property Type: House (Res)

Agent Comments

Account - Abercrombys Real Estate Pty Ltd | P: 03 9864 5300



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