

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

22 Union Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,532,500

Property Type House

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	36 Banole Av PRAHRAN 3181	\$1,595,000	02/05/2026
2	92 Pakington St ST KILDA 3182	\$1,550,000	16/04/2026
3	11 Hornby St WINDSOR 3181	\$1,640,000	24/03/2026

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:

06/05/2026 12:05



Rooms: 6

Property Type: House

Land Size: 308 sqm approx

Agent Comments

Comparable Properties



36 Banole Av PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,595,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)



92 Pakington St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 16/04/2026

Property Type: House (Res)



11 Hornby St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,640,000

Method: Private Sale

Date: 24/03/2026

Property Type: House

Land Size: 312 sqm approx