

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

23/55 Union Street, Windsor Vic 3181

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$549,900

Property Type Unit

Suburb Windsor

Period - From 01/07/2025

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	1223/8 Daly St SOUTH YARRA 3141	\$600,000	26/08/2026
2	12/40 Upton Rd WINDSOR 3181	\$560,000	18/08/2026
3	22/40 Upton Rd WINDSOR 3181	\$595,000	04/08/2026

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:

08/09/2026 17:06



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1223/8 Daly St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 26/08/2026

Property Type: Apartment



12/40 Upton Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 18/08/2026

Property Type: Apartment



22/40 Upton Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 04/08/2026

Property Type: Apartment