

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

5/43 Williams Road, Windsor Vic 3181

Indicative selling price

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

Range between \$590,000

&

\$640,000

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	2/15 Kelvin Gr PRAHRAN 3181	\$635,000	18/07/2026
2	7/4 Chomley St PRAHRAN 3181	\$600,000	24/06/2026
3	3/43 Williams Rd WINDSOR 3181	\$599,000	12/06/2026

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:

04/08/2026 12:52

5/43 Williams Road, Windsor Vic 3181



Alex Noutsos
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2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
Year ending June 2026: \$549,900

Comparable Properties



2/15 Kelvin Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$635,000
Method: Auction Sale
Date: 18/07/2026
Property Type: Apartment



7/4 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 24/06/2026
Property Type: Apartment
Land Size: 72 sqm approx



3/43 Williams Rd WINDSOR 3181 (VG)

Agent Comments

2 - -

Price: \$599,000
Method: Sale
Date: 12/06/2026
Property Type: Strata Unit/Flat

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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