

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

58 Union Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

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	2 Thomas St.S WINDSOR 3181	\$1,355,000	23/02/2026
2	98 Charles St PRAHRAN 3181	\$1,372,500	23/12/2025
3	109 York St PRAHRAN 3181	\$1,350,000	17/10/2025

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:

08/04/2026 10:45



 2  1 

Property Type: House
Land Size: 178 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median House Price
December quarter 2025: \$1,635,000

Comparable Properties



2 Thomas St.S WINDSOR 3181 (REI)

Agent Comments

 2  1  1

Price: \$1,355,000
Method: Private Sale
Date: 23/02/2026
Property Type: House



98 Charles St PRAHRAN 3181 (VG)

Agent Comments

 2  -  -

Price: \$1,372,500
Method: Sale
Date: 23/12/2025
Property Type: House (Res)
Land Size: 214 sqm approx



109 York St PRAHRAN 3181 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,350,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 189 sqm approx