

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

6/K3 HIGH STREET WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$545,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,125

Property type

Flats

Suburb

Windsor

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

17/205 DANDENONG ROAD WINDSOR VIC 3181	\$562,500	23-Feb-26
17/43 WILLIAMS ROAD WINDSOR VIC 3181	\$555,000	08-May-26
214/47 PORTER STREET PRAHRAN VIC 3181	\$570,000	04-May-26

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 6 months.~~

This Statement of Information was prepared on: 04 June 2026



**17/205 DANDENONG ROAD
WINDSOR VIC 3181**

2 1 1

Sold Price

\$562,500

Sold Date **23-Feb-26**

Distance **1.48km**



**17/43 WILLIAMS ROAD WINDSOR
VIC 3181**

2 1 1

Sold Price

^{RS} **\$555,000**

Sold Date **08-May-26**

Distance **1.74km**



**214/47 PORTER STREET PRAHRAN
VIC 3181**

2 1 1

Sold Price

\$570,000

Sold Date **04-May-26**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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