

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

7/16 Gertrude Street, Windsor Vic 3181

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Windsor

Period - From 01/01/2025 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	17/205 Dandenong Rd WINDSOR 3181	\$562,500	23/02/2026
2	6/51 Union St WINDSOR 3181	\$569,000	10/02/2026
3	5/60 Chomley St PRAHRAN 3181	\$520,000	23/12/2025

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: 10/03/2026 13:38

7/16 Gertrude Street, Windsor Vic 3181



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2025: \$550,000



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



17/205 Dandenong Rd WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$562,500

Method: Private Sale

Date: 23/02/2026

Property Type: Apartment



6/51 Union St WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$569,000

Method: Private Sale

Date: 10/02/2026

Property Type: Apartment



5/60 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 23/12/2025

Property Type: Apartment

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



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