

# 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

7/2 Maddock Street, Windsor VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$390,000

&

\$429,000

### Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Windsor

Period - From

25/02/2026

to

24/08/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property         | Price     | Date of sale |
|----------------------------------------|-----------|--------------|
| 2/29 Upton Road Windsor VIC 3181       | \$420,000 | 30/05/2026   |
| 23/19A Ellesmere Road Windsor VIC 3181 | \$400,000 | 05/06/2026   |
| 106/28 Mount Street Prahran VIC 3181   | \$395,000 | 20/03/2026   |

This Statement of Information was prepared on:

25/08/2026