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	20 Erica Street, Windsor Vic 3181

Indicative selling price

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

Single price $2,845,000

Median sale price

Median price $1,350,000 Property Type House Suburb Windsor

Period - From 01/04/2026 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	8 Bridport St SOUTH MELBOURNE 3205	$2,900,000	30/06/2026
2	6 Barnsbury Rd SOUTH YARRA 3141	$2,750,000	09/05/2026
3	3 Hambleton St ALBERT PARK 3206	$2,890,000	05/04/2026

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.~~

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20 Erica Street, Windsor Vic 3181

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3 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,845,000
Median House Price
June quarter 2026: $1,350,000

Comparable Properties



8 Bridport St SOUTH MELBOURNE 3205 (REI)

3 2 -

Price: $2,900,000
Method: Private Sale
Date: 30/06/2026
Property Type: House

Agent Comments



6 Barnsbury Rd SOUTH YARRA 3141 (REI)

3 2 2

Price: $2,750,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 445 sqm approx

Agent Comments



3 Hambleton St ALBERT PARK 3206 (REI)

3 2 1

Price: $2,890,000
Method: Private Sale
Date: 05/04/2026
Property Type: House (Res)
Land Size: 185 sqm approx

Agent Comments

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