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	203/242 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$535,250	Property type	Unit	Suburb	Windsor
Period-from	01 Oct 2024	to	30 Sep 2025	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
202/6 HIGH STREET WINDSOR VIC 3181	$640,000	06-Jun-25
111/120 HIGH STREET WINDSOR VIC 3181	$620,000	21-May-25
13/4 VICTORIA STREET WINDSOR VIC 3181	$652,250	20-May-25

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: 09 October 2025

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202/6 HIGH STREET WINDSOR VIC 3181

2 2 1

Sold Price **$640,000** Sold Date **06-Jun-25**

Distance **1.14km**



111/120 HIGH STREET WINDSOR VIC 3181

1 2 1

Sold Price **$620,000** Sold Date **21-May-25**

Distance **0.47km**



13/4 VICTORIA STREET WINDSOR VIC 3181

2 2 2

Sold Price **$652,250** Sold Date **20-May-25**

Distance **0.2km**

RS = Recent sale **UN** = Undisclosed Sale

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