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	21 Gertrude Street, Windsor VIC 3181

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,400,000 Property Type House Suburb Windsor

Period - From 07/04/2025 to 06/10/2025 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 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
3 Somerset Place Windsor VIC 3181	$1,890,000	04/10/2025
60 Clarke Street Prahran VIC 3181	$2,140,000	25/07/2025
43 Perth Street Prahran VIC 3181	$2,225,000	14/06/2025

This Statement of Information was prepared on: 08/10/2025