

# 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

76 Upton Road, Windsor Vic 3181

### Indicative selling price

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

Single price \$1,895,000

### Median sale price

Median price \$1,635,000

Property Type House

Suburb Windsor

Period - From 01/10/2025

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	148 Peel St WINDSOR 3181	\$1,850,000	24/12/2025
2	12 Erica St WINDSOR 3181	\$1,850,000	06/12/2025
3	20 Ann St WINDSOR 3181	\$1,837,000	03/11/2025

**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:

03/03/2026 09:14



3   1   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,895,000

**Median House Price**

December quarter 2025: \$1,635,000

## Comparable Properties



**148 Peel St WINDSOR 3181 (REI)**

Agent Comments

3   2   -

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 24/12/2025

**Property Type:** House



**12 Erica St WINDSOR 3181 (REI)**

Agent Comments

3   2   -

**Price:** \$1,850,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 236 sqm approx



**20 Ann St WINDSOR 3181 (VG)**

Agent Comments

3   -   -

**Price:** \$1,837,000

**Method:** Sale

**Date:** 03/11/2025

**Property Type:** House (Res)

**Land Size:** 187 sqm approx

Account - RT Edgar | P: 03 9826 1000