

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 Upton Road, Windsor VIC 3181

Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$1,390,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Windsor"/>
Period - From	<input type="text" value="19/05/2025"/>	to	<input type="text" value="18/11/2025"/>	Source	<input type="text" value="pdol"/>

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 Pl, Windsor Vic	\$1,890,000	04/10/2025
21 High St, Prahran Vic	\$1,789,000	19/08/2025
23 Charles St, St Kilda Vic	\$1,800,000	31/05/2025

This Statement of Information was prepared on: