

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

7/52-54 Duke Street, Windsor Vic 3181

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$549,900

Property Type

Unit

Suburb

Windsor

Period - From

01/07/2025

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	17/43 Williams Rd WINDSOR 3181	\$555,000	08/05/2026
2	16/43 Williams Rd WINDSOR 3181	\$600,000	02/03/2026
3	6/51 Union St WINDSOR 3181	\$569,000	10/02/2026

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.~~

This Statement of Information was prepared on:

22/07/2026 12:58



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending June 2026: \$549,900

Comparable Properties



17/43 Williams Rd WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 08/05/2026
Property Type: Apartment



16/43 Williams Rd WINDSOR 3181 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 02/03/2026
Property Type: Strata Unit/Flat



6/51 Union St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$569,000
Method: Private Sale
Date: 10/02/2026
Property Type: Apartment

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