

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

201/120 High Street, Windsor Vic 3181

Indicative selling price

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

Range between \$360,000 & \$380,000

Median sale price

Median price \$535,000 Property Type Unit Suburb Windsor

Period - From 05/06/2025 to 04/06/2026 Source Property Data

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 | 408/270 High St WINDSOR 3181 | \$365,000 | 12/04/2026 |
| 2 | 417/15 Clifton St PRAHRAN 3181 | \$365,000 | 22/05/2026 |
| 3 | 6/471 Malvern Rd SOUTH YARRA 3141 | \$378,000 | 22/04/2026 |

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: 05/06/2026 10:30



 1
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  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$380,000

Median Unit Price

05/06/2025 - 04/06/2026: \$535,000

Comparable Properties

408/270 High St WINDSOR 3181 (REI)

Agent Comments

 1
  1
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Price: \$365,000

Method:

Date: 12/04/2026

Property Type: Apartment



417/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments

 1
  1
  1

Price: \$365,000

Method: Private Sale

Date: 22/05/2026

Property Type: Apartment



6/471 Malvern Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$378,000

Method: Private Sale

Date: 22/04/2026

Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222