

# 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

204/6 Duke Street, 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 \$395,000

### Median sale price

Median price \$590,000

Property Type Unit

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	708/50 Claremont St SOUTH YARRA 3141	\$380,000	13/02/2026
2	4/14 Fitzroy St ST KILDA 3182	\$400,000	12/02/2026
3	6/17 Izett St PRAHRAN 3181	\$400,000	16/12/2025

**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:

19/02/2026 10:28



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$395,000

**Median Unit Price**

December quarter 2025: \$590,000

## Comparable Properties



**708/50 Claremont St SOUTH YARRA 3141 (REI)**

Agent Comments

 1
  1
  -

**Price:** \$380,000

**Method:** Private Sale

**Date:** 13/02/2026

**Property Type:** Apartment



**4/14 Fitzroy St ST KILDA 3182 (REI)**

Agent Comments

 1
  1
  -

**Price:** \$400,000

**Method:** Private Sale

**Date:** 12/02/2026

**Property Type:** Apartment



**6/17 Izett St PRAHRAN 3181 (REI/VG)**

Agent Comments

 1
  1
  -

**Price:** \$400,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140