

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

27 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Windsor

Period - From 01/01/2026 to 31/03/2026 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	1/573 High St PRAHRAN 3181	\$685,000	01/03/2026
2	2/125 Alma Rd ST KILDA EAST 3183	\$715,000	28/11/2025
3	10/2a The Avenue WINDSOR 3181	\$725,000	24/11/2025

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:

15/05/2026 11:58

27 The Avenue, Windsor Vic 3181



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
March quarter 2026: \$635,000

Comparable Properties



1/573 High St PRAHRAN 3181 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$685,000
Method: Private Sale
Date: 01/03/2026
Property Type: Apartment
Land Size: 78 sqm approx



2/125 Alma Rd ST KILDA EAST 3183 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$715,000
Method: Sold Before Auction
Date: 28/11/2025
Property Type: Apartment



10/2a The Avenue WINDSOR 3181 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$725,000
Method: Private Sale
Date: 24/11/2025
Property Type: Apartment

Account - McGrath South Yarra



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