

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

1/4 THE AVENUE WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,250

Property type

Unit

Suburb

Windsor

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

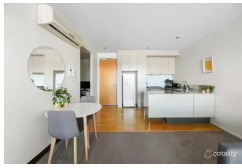
40/174 PEEL STREET WINDSOR VIC 3181	\$476,000	15-Oct-25
15/6 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$505,000	05-Sep-25
3/6 CLOSEBURN AVENUE PRAHRAN VIC 3181	\$502,500	02-May-25

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 6 months.

This Statement of Information was prepared on: 20 October 2025

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40/174 PEEL STREET WINDSOR VIC 3181

Sold Price

^{RS} **\$476,000** Sold Date **15-Oct-25**

1 1 -

Distance **0.58km**



15/6 LANSDOWNE ROAD ST KILDA EAST VIC 3183

Sold Price

^{RS} **\$505,000** Sold Date **05-Sep-25**

1 1 1

Distance **0.82km**



3/6 CLOSEBURN AVENUE PRAHRAN VIC 3181

Sold Price

\$502,500 Sold Date **02-May-25**

1 1 1

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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