

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

12 Windsor Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$3,800,000

&

\$4,180,000

Median sale price

Median price \$1,692,500

Property Type House

Suburb Strathmore

Period - From 01/04/2026

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	14 Merchiston Gr STRATHMORE 3041	\$4,150,000	08/05/2026
2	73 Market St ESSENDON 3040	\$3,760,000	11/02/2026
3			

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:

15/07/2026 10:33



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Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$3,800,000 - \$4,180,000
Median House Price
June quarter 2026: \$1,692,500

Comparable Properties



14 Merchiston Gr STRATHMORE 3041 (REI/VG)

Agent Comments

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Price: \$4,150,000
Method: Private Sale
Date: 08/05/2026
Property Type: House
Land Size: 552 sqm approx



73 Market St ESSENDON 3040 (REI)

Agent Comments

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Price: \$3,760,000
Method: Private Sale
Date: 11/02/2026
Property Type: House
Land Size: 842 sqm approx

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.

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655