

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

13/28 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$470,000

Property Type Unit

Suburb Windsor

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	503/7 Carlton St PRAHRAN 3181	\$650,000	14/08/2026
2	5/24 Fulton St ST KILDA EAST 3183	\$650,000	27/07/2026
3	27 The Avenue WINDSOR 3181	\$660,000	16/06/2026

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:

07/09/2026 14:39



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

June quarter 2026: \$470,000

Comparable Properties



503/7 Carlton St PRAHRAN 3181 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 14/08/2026

Property Type: Apartment



5/24 Fulton St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 27/07/2026

Property Type: Apartment

Land Size: 1020 sqm approx



27 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 16/06/2026

Property Type: Apartment

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