

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

13/4 The Avenue, Windsor VIC 3181

Indicative selling price

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

Range between

\$430,000

&

\$470,000

Median sale price

Median price

\$535,125

Property Type

Unit

Suburb

Windsor

Period - From

26/11/2025

to

25/05/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
209/246 High Street Windsor VIC 3181	\$440,000	30/12/2025
4/32 Aberdeen Road Prahran VIC 3181	\$440,000	27/03/2026
906/15 Clifton Street Prahran VIC 3181	\$435,000	09/03/2026

This Statement of Information was prepared on:

26/05/2026