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 Fern Avenue, Windsor Vic 3181

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,485,000 Property Type House Suburb Windsor

Period - From 01/04/2025 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	2 Murray St PRAHRAN 3181	$1,200,000	29/03/2026
2	24 Normanby Pl WINDSOR 3181	$1,235,000	25/01/2026
3	9 Pridham St PRAHRAN 3181	$1,150,000	13/01/2026

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: 17/06/2026 08:44

13 Fern Avenue, Windsor Vic 3181

JellisCraig

2 1 -

Property Type: House

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending March 2026: $1,485,000

Comparable Properties

2 Murray St PRAHRAN 3181 (REI/VG)

2 2 -

Price: $1,200,000
Method: Sold After Auction
Date: 29/03/2026
Property Type: House
Land Size: 193 sqm approx

Agent Comments

24 Normanby Pl WINDSOR 3181 (REI/VG)

2 1 -

Price: $1,235,000
Method: Sold Before Auction
Date: 25/01/2026
Property Type: House (Res)
Land Size: 144 sqm approx

Agent Comments

9 Pridham St PRAHRAN 3181 (REI/VG)

2 1 -

Price: $1,150,000
Method: Private Sale
Date: 13/01/2026
Property Type: House (Res)
Land Size: 124 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata.com.au

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