

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

14/17-19 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$549,900

Property Type Unit

Suburb Windsor

Period - From 11/08/2025

to

10/08/2026

Source

Property Data

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	8/17-19 The Avenue WINDSOR 3181	\$575,000	13/07/2026
2	9/16 Lexton Gr PRAHRAN 3181	\$575,000	08/07/2026
3	1/4 Camden St BALACLAVA 3183	\$600,000	24/06/2026

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:

11/08/2026 09:45



 2
  1
  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$570,000 - \$610,000

Median Unit Price

11/08/2025 - 10/08/2026: \$549,900

Comparable Properties



8/17-19 The Avenue WINDSOR 3181 (REI)

Agent Comments

 2
  1
  -

Price: \$575,000

Method: Private Sale

Date: 13/07/2026

Property Type: Apartment



9/16 Lexton Gr PRAHRAN 3181 (REI)

Agent Comments

 2
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  1

Price: \$575,000

Method: Private Sale

Date: 08/07/2026

Property Type: Apartment



1/4 Camden St BALACLAVA 3183 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$600,000

Method: Private Sale

Date: 24/06/2026

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525