

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

8/17-19 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$540,000

&

\$585,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Windsor

Period - From 01/01/2026

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	12a/30 Wynnstay Rd PRAHRAN 3181	\$540,000	18/05/2026
2	2/44 Eildon Rd ST KILDA 3182	\$595,000	03/05/2026
3	12/256 Williams Rd TOORAK 3142	\$580,000	28/04/2026

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:

20/05/2026 15:00

8/17-19 The Avenue, Windsor Vic 3181



Walter Summons

03 9509 0411

0438 576 233

walter.summons@belleproperty.com

Indicative Selling Price

\$540,000 - \$585,000

Median Unit Price

March quarter 2026: \$635,000



2 1 0

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



12a/30 Wynnstay Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$540,000

Method: Private Sale

Date: 18/05/2026

Property Type: Apartment



2/44 Eildon Rd ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$595,000

Method: Private Sale

Date: 03/05/2026

Property Type: Apartment



12/256 Williams Rd TOORAK 3142 (REI)

Agent Comments

2 1 -

Price: \$580,000

Method: Private Sale

Date: 28/04/2026

Property Type: Apartment

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



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