

# 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

9/6 The Avenue, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000

&

\$800,000

### 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 | 7/6 The Avenue WINDSOR 3181         | \$785,000 | 07/03/2026   |
| 2 | 14/273 Orrong Rd ST KILDA EAST 3183 | \$825,000 | 01/03/2026   |
| 3 | 11/2a The Avenue WINDSOR 3181       | \$791,000 | 23/12/2025   |

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:

10/06/2026 08:39



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**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

March quarter 2026: \$635,000



**Property Type:** Strata  
Unit/Townhouse - Conjoined

Agent Comments

## Comparable Properties



**7/6 The Avenue WINDSOR 3181 (VG)**

Agent Comments



**Price:** \$785,000

**Method:** Sale

**Date:** 07/03/2026

**Property Type:** Strata Unit/Townhouse - Conjoined



**14/273 Orrong Rd ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$825,000

**Method:** Auction Sale

**Date:** 01/03/2026

**Property Type:** Apartment



**11/2a The Avenue WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$791,000

**Method:** Private Sale

**Date:** 23/12/2025

**Property Type:** Apartment

**Account - Besser & Co EA** | P: 03 9531 1000



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