

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

11/2 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$730,000 & \$780,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb Windsor

Period - From 01/07/2024

to 30/06/2025

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	5/16 Tennyson St ST KILDA 3182	\$750,000	10/05/2025
2	8/7 Kooyong Rd CAULFIELD NORTH 3161	\$751,000	06/05/2025
3	10/5 Denbigh Rd ARMADALE 3143	\$748,000	08/04/2025

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:

28/07/2025 16:01

11/2 The Avenue, Windsor Vic 3181



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$730,000 - \$780,000

Median Unit Price

Year ending June 2025: \$560,000



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



5/16 Tennyson St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000

Method: Auction Sale

Date: 10/05/2025

Property Type: Apartment



8/7 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$751,000

Method: Sold Before Auction

Date: 06/05/2025

Property Type: Unit



10/5 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$748,000

Method: Private Sale

Date: 08/04/2025

Property Type: Apartment

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



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