

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 11/2a The Avenue, Windsor Vic 3181
Including suburb and postcode

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Windsor
Period - From 01/10/2024 to 30/09/2025 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 11/2 The Avenue WINDSOR 3181	\$816,000	13/09/2025
2 4/58 Sutherland Rd ARMADALE 3143	\$816,000	11/09/2025
3		

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:

01/12/2025 10:21



Property Type: Apartment

Agent Comments

Comparable Properties



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



Price: \$816,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Apartment

Agent Comments



4/58 Sutherland Rd ARMADALE 3143 (REI/VG)



Price: \$816,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: Apartment

Agent Comments

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.

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