

## 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

6/6 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Windsor

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 10/2A THE AVENUE WINDSOR VIC 3181 | \$725,000 | 12-Nov-25 |
| 25/9 THE AVENUE WINDSOR VIC 3181  | \$745,000 | 28-Nov-25 |
|                                   |           |           |

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 6 months.

This Statement of Information was prepared on: 21 April 2026



**10/2A THE AVENUE WINDSOR VIC  
3181**

Sold Price

**\$725,000**

Sold Date

**12-Nov-25**

 2

 1

 1

Distance

**0.08km**



**25/9 THE AVENUE WINDSOR VIC  
3181**

Sold Price

**\$745,000**

Sold Date

**28-Nov-25**

 2

 1

 1

Distance

**0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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