

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 (*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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