

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

Single price

\$795,000

Median sale price

Median price

\$1,200,000

Property Type

Townhouse

Suburb

Windsor

Period - From

29/07/2025

to

28/07/2026

Source

Property Data

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	51a Cromwell Rd SOUTH YARRA 3141	\$810,000	19/06/2026
2	2/2 Allan Rd ST KILDA EAST 3183	\$800,000	10/06/2026
3	7/6 The Avenue WINDSOR 3181	\$785,000	07/03/2026

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:

29/07/2026 13:56



Dion Besser

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Indicative Selling Price

\$795,000

Median Townhouse Price

29/07/2025 - 28/07/2026: \$1,200,000



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



51a Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$810,000

Method: Private Sale

Date: 19/06/2026

Property Type: Townhouse (Res)



2/2 Allan Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 2 1

Price: \$800,000

Method: Sold Before Auction

Date: 10/06/2026

Property Type: Townhouse (Res)



7/6 The Avenue WINDSOR 3181 (VG)

Agent Comments

2 - -

Price: \$785,000

Method: Sale

Date: 07/03/2026

Property Type: Strata Unit/Townhouse - Conjoined

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



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