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	8/17-19 The Avenue, Windsor Vic 3181

Indicative selling price

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

Single price $599,000

Median sale price

Median price $635,000 Property Type Unit Suburb Windsor

Period - From 01/01/2026 to 31/03/2026 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	8/12 Williams Rd PRAHRAN 3181	$605,000	11/06/2026
2	2/44 Eildon Rd ST KILDA 3182	$595,000	03/05/2026
3	12/256 Williams Rd TOORAK 3142	$580,000	28/04/2026

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: 13/06/2026 16:03

8/17-19 The Avenue, Windsor Vic 3181

Walter Summons
03 9509 0411
0438 576 233
walter.summons@belleproperty.com



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$599,000
Median Unit Price
March quarter 2026: $635,000

Comparable Properties



8/12 Williams Rd PRAHRAN 3181 (REI)

2 1 1

Price: $605,000
Method: Sold Before Auction
Date: 11/06/2026
Property Type: Apartment

Agent Comments



2/44 Eildon Rd ST KILDA 3182 (REI)

2 1 -

Price: $595,000
Method: Private Sale
Date: 03/05/2026
Property Type: Apartment

Agent Comments



12/256 Williams Rd TOORAK 3142 (REI/VG)

2 1 -

Price: $580,000
Method: Private Sale
Date: 28/04/2026
Property Type: Apartment

Agent Comments

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