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	71 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,485,000 Property Type House Suburb Windsor

Period - From 01/04/2025 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	4/769 High St ARMADALE 3143	$1,280,000	09/05/2026
2	69 The Avenue WINDSOR 3181	$1,200,000	15/02/2026
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: 22/05/2026 12:57

71 The Avenue, Windsor Vic 3181

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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending March 2026: $1,485,000

Comparable Properties



4/769 High St ARMADALE 3143 (REI)

3 2 2

Price: $1,280,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Townhouse (Res)

Agent Comments



69 The Avenue WINDSOR 3181 (REI/VG)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 15/02/2026
Property Type: Townhouse (Res)

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.

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