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<br>Including suburb and postcode | 11/2 The Avenue, Windsor Vic 3181 |

## Indicative selling price

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

Range between $730,000 & $780,000

## Median sale price

Median price $560,000 Property Type Unit Suburb Windsor

Period - From 01/07/2024 to 30/06/2025 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 | 5/16 Tennyson St ST KILDA 3182 | $750,000 | 10/05/2025 |
| 2 | 8/7 Kooyong Rd CAULFIELD NORTH 3161 | $751,000 | 06/05/2025 |
| 3 | 10/5 Denbigh Rd ARMADALE 3143 | $748,000 | 08/04/2025 |

**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: 28/07/2025 16:01

# 11/2 The Avenue, Windsor Vic 3181

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



2 1 1

**Rooms:** 3
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$730,000 - $780,000
**Median Unit Price**
Year ending June 2025: $560,000

## Comparable Properties



**5/16 Tennyson St ST KILDA 3182 (REI/VG)**

2 1 1

**Price:** $750,000
**Method:** Auction Sale
**Date:** 10/05/2025
**Property Type:** Apartment

Agent Comments



**8/7 Kooyong Rd CAULFIELD NORTH 3161 (REI)**

2 1 1

**Price:** $751,000
**Method:** Sold Before Auction
**Date:** 06/05/2025
**Property Type:** Unit

Agent Comments



**10/5 Denbigh Rd ARMADALE 3143 (REI/VG)**

2 1 1

**Price:** $748,000
**Method:** Private Sale
**Date:** 08/04/2025
**Property Type:** Apartment

Agent Comments



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