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	18/9 The Avenue, Windsor VIC 3181

Indicative selling price

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

Range between $445,000 & $485,000

Median sale price

Median price $535,000 Property Type Unit Suburb Windsor

Period - From 01/03/2025 to 31/08/2025 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5/123 Williams Road Prahran VIC 3181	$475,000	26/06/2025
5/6 Closeburn Avenue Prahran VIC 3181	$460,000	04/06/2025
24/55 Alexandra Street St Kilda East VIC 3183	$480,000	25/03/2025

This Statement of Information was prepared on: 01/09/2025