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	15 Fern Avenue, Windsor Vic 3181

Indicative selling price

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

Single price $1,545,000

Median sale price

Median price $1,390,000 Property Type House Suburb Windsor

Period - From 01/10/2024 to 30/09/2025 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	69 Pridham St PRAHRAN 3181	$1,600,000	20/09/2025
2	28 Larnook St PRAHRAN 3181	$1,635,000	24/05/2025
3	35 Banole Av PRAHRAN 3181	$1,700,000	28/04/2025

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: 20/10/2025 10:09

15 Fern Avenue, Windsor Vic 3181

JellisCraig



3 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,545,000
Median House Price
Year ending September 2025: $1,390,000

Comparable Properties



69 Pridham St PRAHRAN 3181 (REI)

3 2 -

Price: $1,600,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)

Agent Comments



28 Larnook St PRAHRAN 3181 (REI/VG)

3 1 -

Price: $1,635,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 190 sqm approx

Agent Comments



35 Banole Av PRAHRAN 3181 (REI/VG)

3 1 -

Price: $1,700,000
Method: Private Sale
Date: 28/04/2025
Property Type: House
Land Size: 250 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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