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	10/2a The Avenue, Windsor Vic 3181

Indicative selling price

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

Single price $739,000

Median sale price

Median price $549,900 Property Type Unit Suburb Windsor

Period - From 01/07/2025 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	3/307 Dandenong Rd PRAHRAN 3181	$759,000	08/11/2025
2	1/13 Lewisham Rd WINDSOR 3181	$725,000	18/10/2025
3	9/7 Kooyong Rd CAULFIELD NORTH 3161	$759,000	16/09/2025

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: 10/11/2025 15:50

10/2a The Avenue, Windsor Vic 3181

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2 1 1

Property Type: Apartment
Land Size: 82 sqm approx

Agent Comments

Indicative Selling Price
$739,000
Median Unit Price
September quarter 2025: $549,900

Comparable Properties



3/307 Dandenong Rd PRAHRAN 3181 (REI)

2 1 2

Price: $759,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Apartment

Agent Comments



1/13 Lewisham Rd WINDSOR 3181 (REI)

2 1 1

Price: $725,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Apartment

Agent Comments



9/7 Kooyong Rd CAULFIELD NORTH 3161 (REI)

2 1 1

Price: $759,000
Method: Sold Before Auction
Date: 16/09/2025
Property Type: Unit
Land Size: 99 sqm approx

Agent Comments

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