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	57 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 $960,000 Property Type Townhouse Suburb Windsor

Period - From 12/11/2024 to 11/11/2025 Source Property Data

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	4/1 York St PRAHRAN 3181	$1,370,000	05/11/2025
2	8/34 Macfarlan St SOUTH YARRA 3141	$1,275,000	02/07/2025
3	109 Charles St PRAHRAN 3181	$1,200,000	20/05/2025

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: 12/11/2025 10:23

57 The Avenue, Windsor Vic 3181

JellisCraig



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Townhouse Price
12/11/2024 - 11/11/2025: $960,000

Comparable Properties



4/1 York St PRAHRAN 3181 (REI)

3 2 2

Price: $1,370,000
Method: Private Sale
Date: 05/11/2025
Property Type: Townhouse (Single)

Agent Comments



8/34 Macfarlan St SOUTH YARRA 3141 (REI/VG)

3 2 2

Price: $1,275,000
Method: Private Sale
Date: 02/07/2025
Property Type: Townhouse (Single)

Agent Comments



109 Charles St PRAHRAN 3181 (VG)

3 - -

Price: $1,200,000
Method: Sale
Date: 20/05/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE

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