

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

7/24 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Windsor

Period - From 01/10/2025 to 31/12/2025 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	13/13-15 Gourlay St BALACLAVA 3183	\$330,000	06/11/2025
2	17/25 Williams Rd WINDSOR 3181	\$320,000	30/10/2025
3	9/126 Inkerman St ST KILDA 3182	\$305,500	02/10/2025

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:

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Property Type:
Flat/Unit/Apartment (Res)
Land Size: 786.005 sqm approx
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
December quarter 2025: \$590,000

Comparable Properties



13/13-15 Gourlay St BALACLAVA 3183 (REI)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 06/11/2025
Property Type: Apartment



17/25 Williams Rd WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 30/10/2025
Property Type: Apartment



9/126 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$305,500
Method: Private Sale
Date: 02/10/2025
Property Type: Apartment

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