

## 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

15/58 THE AVENUE WINDSOR VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$536,375

Property type

Unit

Suburb

Windsor

Period-from

01 Mar 2025

to

28 Feb 2026

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 6 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

17/58 THE AVENUE WINDSOR VIC 3181	\$480,000	13-Dec-25
12/58 THE AVENUE WINDSOR VIC 3181	\$455,000	21-Nov-25
1/43 MURRAY STREET PRAHRAN VIC 3181	\$472,000	09-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 02 March 2026



**17/58 THE AVENUE WINDSOR VIC 3181**

Sold Price

**\$480,000**

Sold Date

**13-Dec-25**

 1  1  1

Distance

**0km**



**12/58 THE AVENUE WINDSOR VIC 3181**

Sold Price

**\$455,000**

Sold Date

**21-Nov-25**

 1  1  1

Distance

**0km**



**1/43 MURRAY STREET PRAHRAN VIC 3181**

Sold Price

**\$472,000**

Sold Date

**09-Oct-25**

 1  1  1

Distance

**0.38km**

RS = Recent sale

UN = Undisclosed Sale

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