

# 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

5/14 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)

Range between \$750,000 & \$825,000

### 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	23/425 Toorak Rd TOORAK 3142	\$781,000	13/12/2025
2	10/272 Williams Rd TOORAK 3142	\$810,000	12/11/2025
3	8/97 Westbury St BALACLAVA 3183	\$770,000	14/10/2025

**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:

31/01/2026 07:19



3   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$825,000

**Median Unit Price**

December quarter 2025: \$590,000

## Comparable Properties



**23/425 Toorak Rd TOORAK 3142 (REI)**

**Agent Comments**

3   1   1

**Price:** \$781,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** Apartment



**10/272 Williams Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$810,000

**Method:** Private Sale

**Date:** 12/11/2025

**Property Type:** Apartment



**8/97 Westbury St BALACLAVA 3183 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$770,000

**Method:** Private Sale

**Date:** 14/10/2025

**Property Type:** Apartment

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140