

# 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

17/32 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 \$600,000 & \$660,000

### Median sale price

Median price \$635,000 Property Type Unit Suburb Windsor

Period - From 01/01/2026 to 31/03/2026 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	10/32 Wynnstay Rd PRAHRAN 3181	\$622,400	02/05/2026
2	8/34 Denbigh Rd ARMADALE 3143	\$656,000	27/04/2026
3	22/20 Wynnstay Rd PRAHRAN 3181	\$605,000	20/04/2026

**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:

06/05/2026 15:21



**Rooms:** 1  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$600,000 - \$660,000  
**Median Unit Price**  
 March quarter 2026: \$635,000

## Comparable Properties



**10/32 Wynnstay Rd PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$622,400  
**Method:** Auction Sale  
**Date:** 02/05/2026  
**Property Type:** Apartment



**8/34 Denbigh Rd ARMADALE 3143 (REI)**

Agent Comments



**Price:** \$656,000  
**Method:** Private Sale  
**Date:** 27/04/2026  
**Property Type:** Apartment



**22/20 Wynnstay Rd PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 20/04/2026  
**Property Type:** Apartment

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