

# 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 47A Henry Street, 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 \$1,300,000 & \$1,375,000

### Median sale price

Median price \$1,500,000 Property type House Suburb Windsor

Period - From 01/10/2024 to 31/12/2024 Source REIV

### Comparable property sales

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
14 St John Street, Windsor	\$1,456,000	16/11/2024
62 Duke Street, Windsor	\$1,373,000	29/10/2024
6 Thomas Street, Windsor VIC 3181	\$1,410,000	07/09/2024

This Statement of Information was prepared on: 28 January 2025