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	38 Henry Street, Windsor Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,480,000	&	\$1,550,000
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Median sale price

Median price	\$1,500,000	Pro	perty Type	House		Suburb	Windsor
Period - From	01/07/2022	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	4 Latrobe St WINDSOR 3181	\$1,595,000	24/06/2023
2	3 Phoenix St SOUTH YARRA 3141	\$1,550,000	06/07/2023
3	33 Duke St ST KILDA 3182	\$1,455,000	29/07/2023

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.

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WHITEFOX

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Property Type: House **Agent Comments**

Indicative Selling Price \$1,480,000 - \$1,550,000 **Median House Price** Year ending June 2023: \$1,500,000

Entirely reimagined for the ultimate inner-Melbourne lifestyle, this single-front tuck-pointed Victorian is nothing short of spectacular. Elevated from the street and enjoying an absolutely breathtaking renovation that maximises scale through natural light and intelligent design.

Comparable Properties



4 Latrobe St WINDSOR 3181 (REI)





Price: \$1,595,000 Method: Private Sale

Date: 24/06/2023

Property Type: House (Res)

Agent Comments



3 Phoenix St SOUTH YARRA 3141 (REI)





Price: \$1,550,000 Method: Private Sale Date: 06/07/2023 Property Type: House Agent Comments



33 Duke St ST KILDA 3182 (REI)





Price: \$1,455,000 Method: Auction Sale Date: 29/07/2023

Property Type: House (Res) Land Size: 252 sqm approx Agent Comments

Account - Whitefox Real Estate | P: 96459699





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