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

43 Hornby Street, Windsor Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,100,000		&		\$1,200,0	00		
Median sale price								
Median price	\$1,455,000	Pro	operty Type	Hou	se		Suburb	Windsor
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	41 Henry St WINDSOR 3181	\$1,055,000	13/11/2024
2	36a Lewisham Rd WINDSOR 3181	\$1,145,000	23/10/2024
3	14 Murray St PRAHRAN 3181	\$1,200,000	29/11/2024

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:

05/03/2025 11:26



43 Hornby Street, Windsor Vic 3181







Property Type: House **Land Size:** 140 sqm approx Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending December 2024: \$1,455,000

Comparable Properties

41 Henry St WINDSOR 3181 (VG) 2	Agent Comments
36a Lewisham Rd WINDSOR 3181 (REI/VG) 2 1 1 Price: \$1,145,000 Method: Sold Before Auction Date: 23/10/2024 Property Type: House (Res) Land Size: 168 sqm approx	Agent Comments
14 Murray St PRAHRAN 3181 (REI/VG) 2 1 Price: \$1,200,000 Method: Private Sale Date: 29/11/2024 Property Type: House Land Size: 117 sqm approx	Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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