

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 between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,455,000

Property Type House

Suburb Windsor

Period - From 01/01/2024

to 31/12/2024

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	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



Property Type: House
Land Size: 140 sqm approx
Agent Comments

Comparable Properties



41 Henry St WINDSOR 3181 (VG)

Agent Comments



Price: \$1,055,000

Method: Sale

Date: 13/11/2024

Property Type: House (Res)

Land Size: 127 sqm approx



36a Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,145,000

Method: Sold Before Auction

Date: 23/10/2024

Property Type: House (Res)

Land Size: 168 sqm approx



14 Murray St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 29/11/2024

Property Type: House

Land Size: 117 sqm approx