

# 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

47 Hornby 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

\$1,500,000

&

\$1,600,000

### Median sale price

Median price

\$1,262,000

Property Type

House

Suburb

Windsor

Period - From

01/01/2025

to

31/03/2025

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	4 Kenleigh Gr PRAHRAN 3181	\$1,630,000	01/04/2025
2	31 Lewisham Rd WINDSOR 3181	\$1,510,000	20/03/2025
3	6 Godfrey Av ST KILDA EAST 3183	\$1,600,000	12/03/2025

**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:

17/04/2025 13:08



3   2   0

**Property Type:** House

Agent Comments

## Comparable Properties



**4 Kenleigh Gr PRAHRAN 3181 (REI)**

Agent Comments

3   1   -

**Price:** \$1,630,000

**Method:** Private Sale

**Date:** 01/04/2025

**Property Type:** House



**31 Lewisham Rd WINDSOR 3181 (REI)**

Agent Comments

3   2   1

**Price:** \$1,510,000

**Method:** Private Sale

**Date:** 20/03/2025

**Property Type:** House



**6 Godfrey Av ST KILDA EAST 3183 (REI)**

Agent Comments

3   1   -

**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 12/03/2025

**Property Type:** House (Res)