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	79 Henry Street, Windsor Vic 3181

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,455,000 Property Type House Suburb Windsor

Period - From 01/04/2024 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 Somerset Pl WINDSOR 3181	$1,160,000	22/03/2025
2	39 Williams Rd WINDSOR 3181	$1,278,000	01/03/2025
3	20 Eastbourne St WINDSOR 3181	$1,210,000	12/12/2024

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: 11/04/2025 09:46

79 Henry Street, Windsor Vic 3181



2 1 0

Rooms: 3
Property Type: House (Res)
Land Size: 177 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending March 2025: $1,455,000

Comparable Properties



4 Somerset Pl WINDSOR 3181 (REI)

2 1 -

Price: $1,160,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)

Agent Comments



39 Williams Rd WINDSOR 3181 (REI)

3 1 1

Price: $1,278,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House

Agent Comments



20 Eastbourne St WINDSOR 3181 (VG)

2 - -

Price: $1,210,000
Method: Sale
Date: 12/12/2024
Property Type: House (Res)
Land Size: 181 sqm approx

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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