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	17 Eastbourne Street, Windsor Vic 3181

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

Median price $1,635,000 Property Type House Suburb Windsor

Period - From 01/10/2025 to 31/12/2025 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	125 Bendigo St PRAHRAN 3181	$1,207,000	25/10/2025
2	50 Hornby St WINDSOR 3181	$1,262,000	11/10/2025
3	8 Hyland St SOUTH YARRA 3141	$1,382,000	09/08/2025

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: 02/02/2026 15:19

17 Eastbourne Street, Windsor Vic 3181

JellisCraig



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
December quarter 2025: $1,635,000

Comparable Properties



125 Bendigo St PRAHRAN 3181 (REI/VG)

3 1 -

Price: $1,207,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 197 sqm approx

Agent Comments



50 Hornby St WINDSOR 3181 (REI/VG)

2 1 1

Price: $1,262,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 203 sqm approx

Agent Comments



8 Hyland St SOUTH YARRA 3141 (REI/VG)

2 1 -

Price: $1,382,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 204 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata.com.au

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