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<br>Including suburb and postcode | 11 Hornby Street, Windsor Vic 3181 |

## Indicative selling price

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

Single price $1,749,500

## 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 | 29 Murray St PRAHRAN 3181 | $1,680,000 | 14/02/2026 |
| 2 | 21 Green St WINDSOR 3181 | $1,690,000 | 12/02/2026 |
| 3 | 6 Havelock St ST KILDA 3182 | $1,620,000 | 01/02/2026 |

**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: 14/03/2026 16:30

# 11 Hornby Street, Windsor Vic 3181



3 2 2

**Property Type:** House
**Land Size:** 312 sqm approx

Agent Comments

**Indicative Selling Price**
$1,749,500
**Median House Price**
December quarter 2025: $1,635,000

## Comparable Properties



**29 Murray St PRAHRAN 3181 (REI)**

3 1 2

**Price:** $1,680,000
**Method:** Auction Sale
**Date:** 14/02/2026
**Property Type:** House (Res)
**Land Size:** 221 sqm approx

Agent Comments



**21 Green St WINDSOR 3181 (REI/VG)**

4 1 -

**Price:** $1,690,000
**Method:** Private Sale
**Date:** 12/02/2026
**Property Type:** House
**Land Size:** 277 sqm approx

Agent Comments



**6 Havelock St ST KILDA 3182 (REI)**

2 2 -

**Price:** $1,620,000
**Method:** Private Sale
**Date:** 01/02/2026
**Property Type:** House
**Land Size:** 217 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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