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

Single price $1,549,000

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	31 Lewisham Rd WINDSOR 3181	$1,510,000	20/03/2025
2	6 Godfrey Av ST KILDA EAST 3183	$1,600,000	12/03/2025
3	83 Raleigh St WINDSOR 3181	$1,505,000	02/02/2025

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: 10/05/2025 14:48

47 Hornby Street, Windsor Vic 3181

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3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,549,000
Median House Price
Year ending March 2025: $1,455,000

Comparable Properties



31 Lewisham Rd WINDSOR 3181 (REI)

3 2 1

Price: $1,510,000
Method: Private Sale
Date: 20/03/2025
Property Type: House

Agent Comments



6 Godfrey Av ST KILDA EAST 3183 (REI/VG)

3 1 -

Price: $1,600,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: House (Res)
Land Size: 213 sqm approx

Agent Comments



83 Raleigh St WINDSOR 3181 (REI/VG)

3 1 -

Price: $1,505,000
Method: Sold Before Auction
Date: 02/02/2025
Property Type: House (Res)
Land Size: 159 sqm approx

Agent Comments

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