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	66 Andrew Street, Windsor Vic 3181

Indicative selling price

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

Range between $1,500,000 & $1,550,000

Median sale price

Median price $1,390,000 Property Type House Suburb Windsor

Period - From 01/10/2024 to 30/09/2025 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	52 Upton Rd WINDSOR 3181	$1,460,000	12/07/2025
2	4 Stewart St WINDSOR 3181	$1,545,000	28/06/2025
3	47 Hornby St WINDSOR 3181	$1,513,750	12/05/2025

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: 17/10/2025 09:47

66 Andrew Street, Windsor Vic 3181

JellisCraig



3 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,500,000 - $1,550,000
Median House Price
Year ending September 2025: $1,390,000

Comparable Properties



52 Upton Rd WINDSOR 3181 (VG)

3 - -

Price: $1,460,000
Method: Sale
Date: 12/07/2025
Property Type: House - Attached House N.E.C.
Land Size: 179 sqm approx

Agent Comments



4 Stewart St WINDSOR 3181 (REI/VG)

3 2 2

Price: $1,545,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 209 sqm approx

Agent Comments



47 Hornby St WINDSOR 3181 (REI/VG)

3 2 -

Price: $1,513,750
Method: Private Sale
Date: 12/05/2025
Property Type: House
Land Size: 146 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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