

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

9/4 NORMANBY STREET WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$345,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Windsor

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

8/4 NORMANBY STREET WINDSOR VIC 3181	\$320,000	21-Jan-26
17/19A ELLESMERE ROAD WINDSOR VIC 3181	\$385,000	12-Sep-25
1/18 NORMANBY STREET WINDSOR VIC 3181	\$330,000	02-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 24 March 2026



8/4 NORMANBY STREET WINDSOR VIC 3181 Sold Price **\$320,000** Sold Date **21-Jan-26**

 1
  1
  1

Distance **0km**



17/19A ELLESMERE ROAD WINDSOR VIC 3181 Sold Price **\$385,000** Sold Date **12-Sep-25**

 1
  1
  1

Distance **0.42km**



1/18 NORMANBY STREET WINDSOR VIC 3181 Sold Price **\$330,000** Sold Date **02-Oct-24**

 1
  1
  1

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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