

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

24 Newry Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,532,500

Property Type House

Suburb Windsor

Period - From 01/01/2026

to 31/03/2026

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 | 2 Thomas St.S WINDSOR 3181 | \$1,355,000 | 23/02/2026 |
| 2 | 17 Eastbourne St WINDSOR 3181 | \$1,365,000 | 16/02/2026 |
| 3 | 24 Normanby PI WINDSOR 3181 | \$1,235,000 | 25/01/2026 |

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:

27/05/2026 15:48



2 1 0

Property Type: House (Res)
Land Size: 169 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 March quarter 2026: \$1,532,500

Comparable Properties



2 Thomas St.S WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$1,355,000
Method: Private Sale
Date: 23/02/2026
Property Type: House



17 Eastbourne St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$1,365,000
Method: Sold Before Auction
Date: 16/02/2026
Property Type: House (Res)
Land Size: 145 sqm approx



24 Normanby PI WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,235,000
Method: Sold Before Auction
Date: 25/01/2026
Property Type: House (Res)
Land Size: 144 sqm approx

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140