

# 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

36 Eastbourne Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### 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	24 Normanby PI WINDSOR 3181	\$1,235,000	25/01/2026
2	5 Mary St WINDSOR 3181	\$1,227,000	23/10/2025
3	15 Gertrude St WINDSOR 3181	\$1,170,000	03/10/2025

**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:

19/02/2026 16:40



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**Property Type:** House (Res)  
**Land Size:** 133 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
December quarter 2025: \$1,635,000

## Comparable Properties

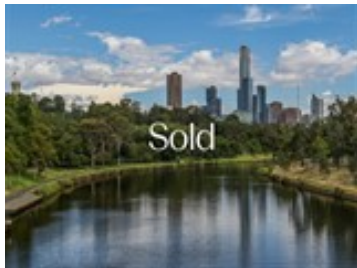


**24 Normanby PI WINDSOR 3181 (REI)**

**Agent Comments**

2   1   -

**Price:** \$1,235,000  
**Method:** Sold Before Auction  
**Date:** 25/01/2026  
**Property Type:** House (Res)



**5 Mary St WINDSOR 3181 (REI/VG)**

**Agent Comments**

2   1   -

**Price:** \$1,227,000  
**Method:** Private Sale  
**Date:** 23/10/2025  
**Property Type:** House (Res)  
**Land Size:** 148 sqm approx



**15 Gertrude St WINDSOR 3181 (REI/VG)**

**Agent Comments**

2   1   -

**Price:** \$1,170,000  
**Method:** Sold Before Auction  
**Date:** 03/10/2025  
**Property Type:** House (Res)  
**Land Size:** 209 sqm approx

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



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