



RayWhite®

SUBURB REPORT

WINDSOR

raywhitealderley.com.au

WINDSOR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	111	\$ 467,000	0.0 %	\$ 275,000	\$ 2,300,000
2007	99	\$ 540,000	15.6 %	\$ 37,000	\$ 1,832,000
2008	86	\$ 672,500	24.5 %	\$ 400,000	\$ 4,100,000
2009	88	\$ 606,250	-9.9 %	\$ 427,500	\$ 2,600,000
2010	78	\$ 698,000	15.1 %	\$ 452,000	\$ 3,000,000
2011	65	\$ 605,000	-13.3 %	\$ 390,000	\$ 1,900,000
2012	70	\$ 635,000	5.0 %	\$ 390,000	\$ 2,515,000
2013	86	\$ 692,500	9.1 %	\$ 400,000	\$ 3,900,000
2014	84	\$ 717,750	3.6 %	\$ 322,000	\$ 2,800,000
2015	106	\$ 755,000	5.2 %	\$ 450,000	\$ 2,055,000
2016	82	\$ 717,500	-5.0 %	\$ 470,000	\$ 2,125,000
2017	81	\$ 840,000	17.1 %	\$ 535,000	\$ 2,310,500
2018	75	\$ 810,000	-3.6 %	\$ 575,000	\$ 2,410,000
2019	81	\$ 991,000	22.3 %	\$ 510,000	\$ 2,950,000
2020	71	\$ 885,000	-10.7 %	\$ 545,000	\$ 2,650,000
2021	95	\$ 1,120,000	26.6 %	\$ 636,000	\$ 5,500,000
2022	54	\$ 1,261,000	12.6 %	\$ 660,000	\$ 4,830,000
2023	82	\$ 1,170,000	-7.2 %	\$ 660,000	\$ 3,200,000
2024	4	\$ 1,003,500	-14.2 %	\$ 910,000	\$ 2,700,000

Median Sale Price

\$1.17m

Based on 82 recorded House sales within the last 12 months (2023)

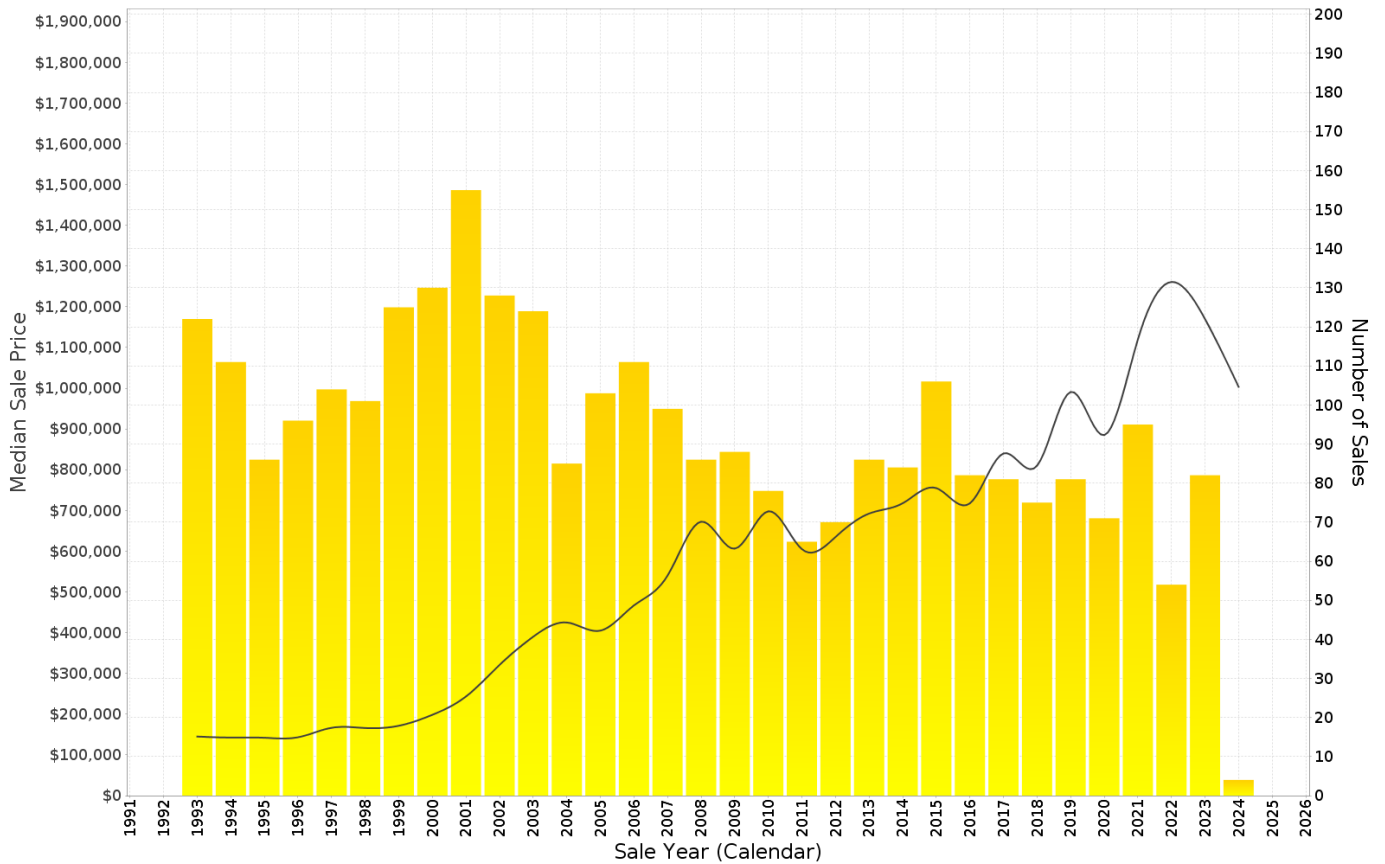
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-7.2%

Current Median Price: \$1,170,000
Previous Median Price: \$1,261,000

Based on 136 recorded House sales compared over the last two rolling 12 month periods



Prepared on 28/03/2024 by Ray White Alderley. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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WINDSOR - Recently Sold Properties

Median Sale Price

\$1.17m

Based on 82 recorded House sales within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-7.2%

Current Median Price: \$1,170,000
Previous Median Price: \$1,261,000

Based on 136 recorded House sales compared over the last two rolling 12 month periods

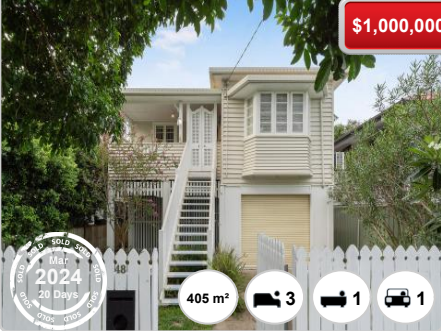
Sold Properties

82

Based on recorded House sales within the 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

48 BLACKMORE ST




\$1,000,000

Sold Mar 2024
28 Days

405 m² 3 1 1

51 NICHOLAS ST




\$1,325,000

Sold Feb 2024
23 Days

440 m² 3 2 2

7 MAURICE ST




\$932,000

Sold Feb 2024
5 Days

592 m² 3 1 2

12 BOWEN ST

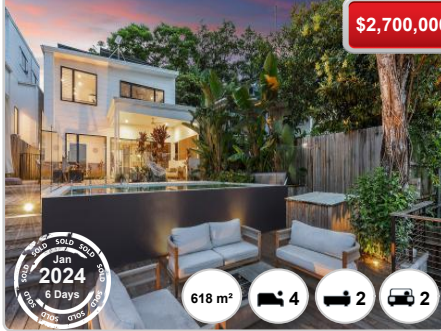


\$910,000

Sold Jan 2024
87 Days

330 m² 3 3 2

115 CONSTITUTION RD

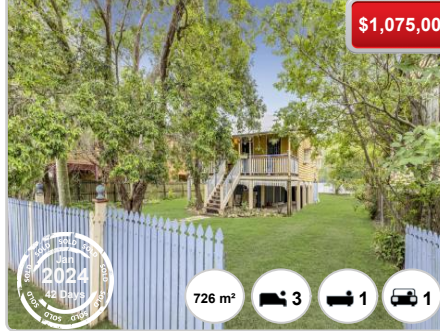


\$2,700,000

Sold Jan 2024
6 Days

618 m² 4 2 2

44 BOWEN ST




\$1,075,000

Sold Feb 2024
42 Days

726 m² 3 1 1

155 EILDON RD




\$1,170,000

Sold Dec 2023
28 Days

405 m² 3 1 3

28 BROWN ST




\$1,030,000

Sold Dec 2023
38 Days

405 m² 3 1 2

26 BROWN ST




\$1,031,000

Sold Dec 2023
N/A

405 m² 3 1 -

54 GRANTSON ST

\$850,000




Dec 2023
52 Days

460 m² 2 1 1

77 BOWEN ST

\$865,000




Nov 2023
57 Days

463 m² 2 1 2

32 PROSPECT TCE

\$1,630,000




Nov 2023
N/A

430 m² 3 1 1

47 OAKWAL TCE

\$1,630,000




Nov 2023
75 Days

4 3 2

4 BLACKMORE ST

\$1,580,000

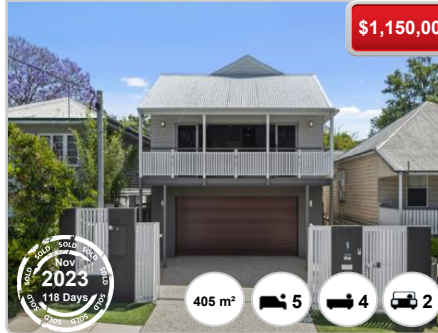


Nov 2023
28 Days

405 m² 5 3 2

39 TAYLOR ST

\$1,150,000



Nov 2023
118 Days

405 m² 5 4 2

97 GRAFTON ST

\$745,000



Nov 2023
24 Days

531 m² 3 1 2

58A GRANTSON ST

\$900,000




Nov 2023
107 Days

144 m² - - -

22 OAKWAL TCE

\$1,630,000

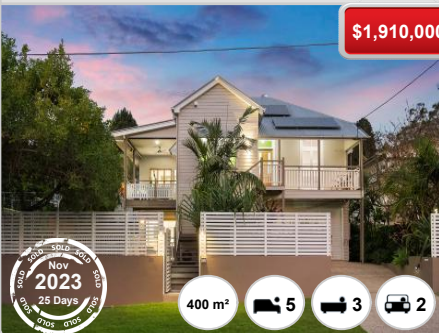


Nov 2023
25 Days

607 m² 3 1 2

33 BROOK ST

\$1,910,000

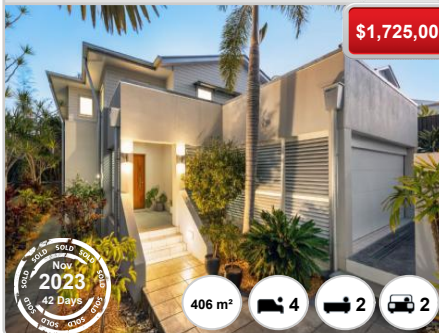


Nov 2023
25 Days

400 m² 5 3 2

159 MAIN AVE

\$1,725,000




Nov 2023
42 Days

406 m² 4 2 2

5 SWAN TCE

\$835,000



Nov 2023
22 Days

455 m² 3 2 2

WINDSOR - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	79	\$ 268,000	0.0 %	\$ 75,000	\$ 990,000
2007	80	\$ 364,750	36.1 %	\$ 182,500	\$ 772,500
2008	37	\$ 345,000	-5.4 %	\$ 255,000	\$ 1,514,000
2009	49	\$ 365,000	5.8 %	\$ 230,000	\$ 1,265,000
2010	36	\$ 373,250	2.3 %	\$ 243,000	\$ 2,300,000
2011	48	\$ 358,750	-3.9 %	\$ 210,000	\$ 1,175,000
2012	90	\$ 382,000	6.5 %	\$ 245,000	\$ 2,100,000
2013	112	\$ 454,500	19.0 %	\$ 207,000	\$ 900,000
2014	183	\$ 475,000	4.5 %	\$ 52,500	\$ 2,050,000
2015	208	\$ 485,000	2.1 %	\$ 255,000	\$ 3,055,000
2016	140	\$ 506,000	4.3 %	\$ 67,000	\$ 3,000,000
2017	97	\$ 507,000	0.2 %	\$ 260,000	\$ 1,185,000
2018	70	\$ 505,000	-0.4 %	\$ 201,000	\$ 900,000
2019	110	\$ 527,500	4.5 %	\$ 225,000	\$ 1,700,000
2020	118	\$ 494,000	-6.4 %	\$ 220,000	\$ 4,840,000
2021	137	\$ 465,000	-5.9 %	\$ 210,000	\$ 3,750,000
2022	186	\$ 498,500	7.2 %	\$ 265,000	\$ 1,639,000
2023	163	\$ 535,000	7.3 %	\$ 290,000	\$ 2,500,000
2024	11	\$ 515,000	-3.7 %	\$ 457,500	\$ 925,000

Median Sale Price
\$535k

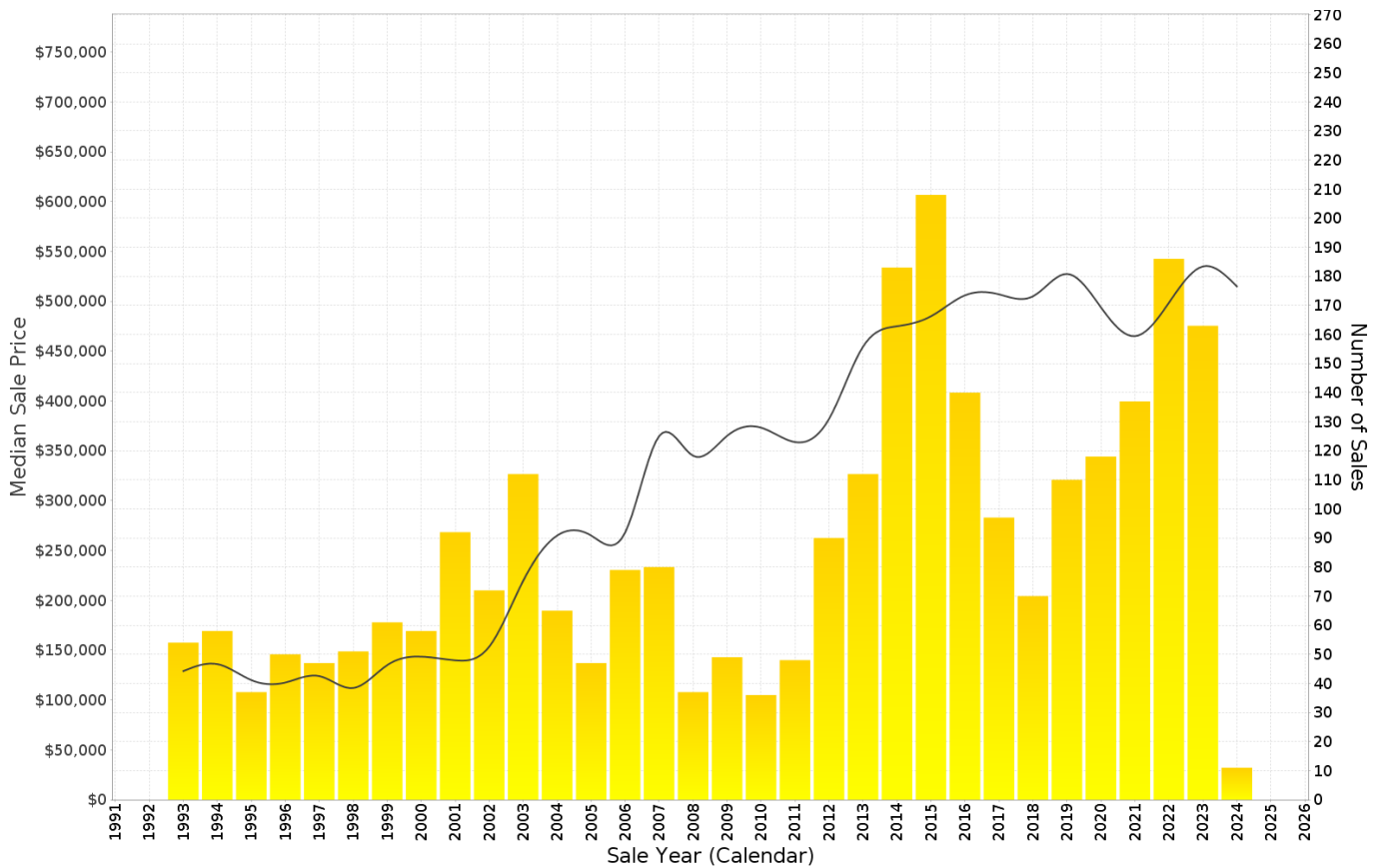
Based on 163 recorded Unit sales within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth
+7.3%

Current Median Price: \$535,000
Previous Median Price: \$498,500

Based on 349 recorded Unit sales compared over the last two rolling 12 month periods



WINDSOR - Recently Sold Properties

Median Sale Price

\$535k

Based on 163 recorded Unit sales within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+7.3%

Current Median Price: \$535,000
Previous Median Price: \$498,500

Based on 349 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

163

Based on recorded Unit sales within the 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

4/37 SEVENTH AVE

\$742,500

Sold Mar 2024
35 Days

142 m² 2 2 1

10/34 BONYTHON ST

\$522,000

Sold Mar 2024
25 Days

81 m² 2 1 1

306/217 LUTWYCHE RD

\$455,000

Sold Mar 2024
53 Days

71 m² 1 1 1

252/44-52 GRANTSON ST

\$950,000

Sold Mar 2024
11 Days

201 m² 3 2 2

153/44-52 GRANTSON ST

\$910,000

Sold Mar 2024
24 Days

201 m² 3 2 2

508/6 ALGAR ST

\$540,000

Sold Feb 2024
4 Days

97 m² 1 1 1

8/22 HOOKER ST

\$525,000

Sold Feb 2024
15 Days

124 m² 2 2 1

6/34 BONYTHON ST

\$535,500

Sold Feb 2024
N/A

81 m² 2 1 1

6/32-34 BONYTHON ST

\$535,500

Sold Feb 2024
5 Days

2 1 1

202/9 LEGEYT ST

\$490,000

Sold Feb 2024
31 Days

96 m² 2 2 -

402/9 LEGEYT ST

\$490,000

Sold 2024
150 Days

96 m² 2 2 -

308/6 ALGAR ST

\$625,000

Sold Feb 2024
7 Days

103 m² 2 2 1

27/34 BONYTHON ST

\$568,000

Sold Feb 2024
6 Days

93 m² 2 2 1

13/37 SEVENTH AVE

\$925,000

Sold 2024
8 Days

149 m² 4 2 1

6/38 LE GEYT ST

\$872,000

Sold Jan 2024
15 Days

160 m² 3 2 2

410/6 ALGAR ST

\$457,500

Sold Jan 2024
87 Days

64 m² 1 1 1

13/17 TRURO ST

\$515,000

Sold Jan 2024
7 Days

97 m² 2 1 1

28/26 LEGEYT ST

\$525,000

Sold Jan 2024
63 Days

103 m² 2 2 1

5/29 BRYDEN ST

\$475,000

Sold Jan 2024
86 Days

78 m² 1 1 1

3/59 SOMERSET ST

\$1,300,000

Sold Jan 2024
95 Days

4 3 -

22/233 LUTWYCHE RD

\$475,000

Sold Jan 2024
N/A

108 m² 2 1 1