



RayWhite

SUBURB REPORT

WINDSOR

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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	9	\$ 1,075,000	-8.1 %	\$ 870,000	\$ 2,700,000

Median Sale Price

\$1.16m

Based on 72 recorded House sales within the last 12 months (Apr '23 - Mar '24)

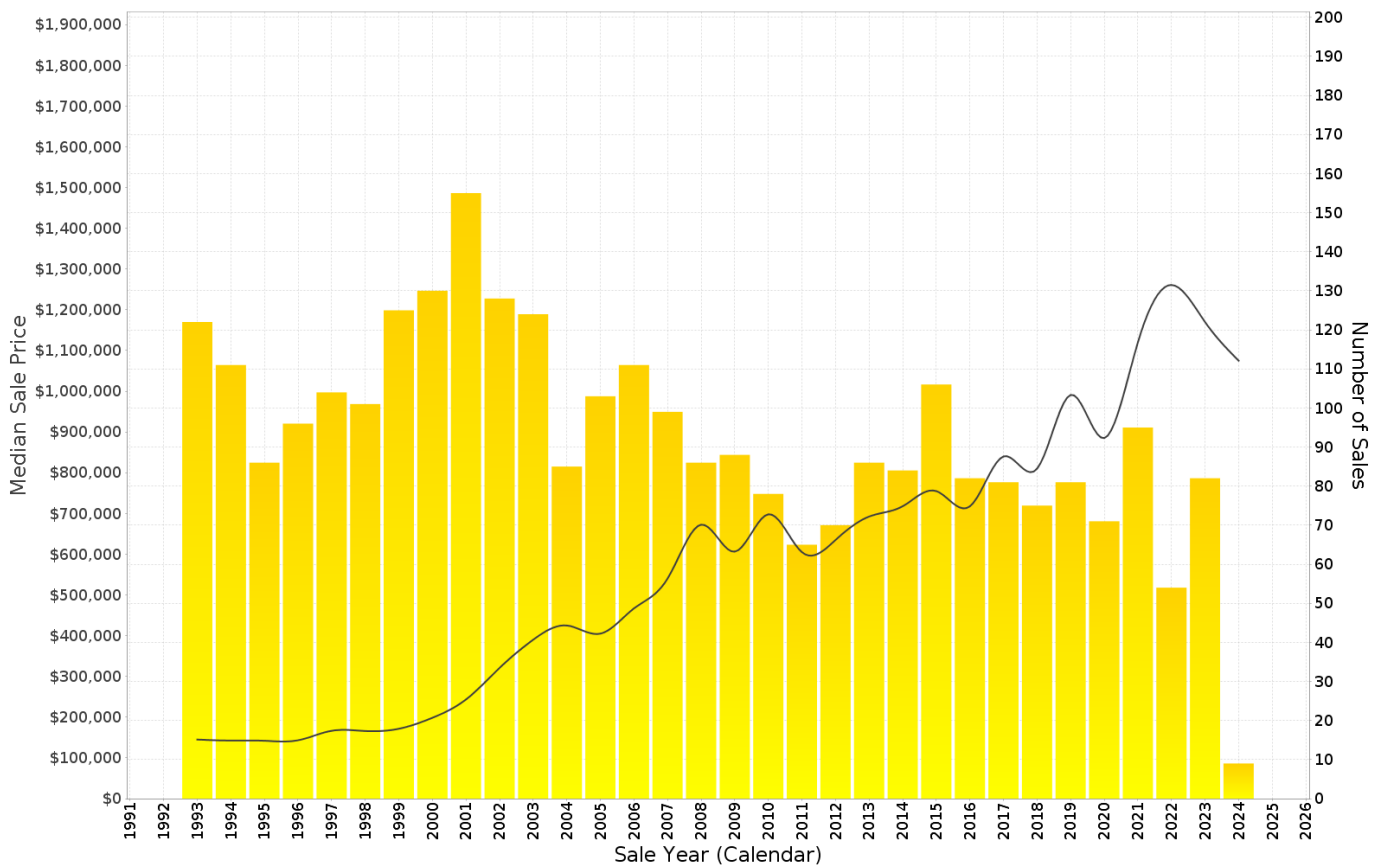
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-3.5%

Current Median Price: \$1,162,500
Previous Median Price: \$1,205,000

Based on 129 recorded House sales compared over the last two rolling 12 month periods



WINDSOR - Recently Sold Properties

Median Sale Price

\$1.16m

Based on 72 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

-3.5%

Current Median Price: \$1,162,500
Previous Median Price: \$1,205,000

Based on 129 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

72

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

2 BANK ST



\$1,310,000

Sold 2024
May
24 Days

405 m² 3 2 2

10 CAMPBELL ST



\$1,870,000

Sold 2024
Apr
27 Days

353 m² 5 3 2

39 MAYGAR ST



\$1,300,000

Sold 2024
Apr
N/A

440 m² 4 2 -

26 FOSBERY ST




\$1,400,000

Sold 2024
Apr
13 Days

354 m² 3 2 1

95 GRAFTON ST




\$957,500

Sold 2024
Mar
22 Days

531 m² 2 1 1

48 BLACKMORE ST




\$1,000,000

Sold 2024
Mar
20 Days

405 m² 3 1 1

29 TAYLOR ST




\$870,000

Sold 2024
Mar
13 Days

405 m² 3 1 2

8 STORKEY ST




\$1,415,000

Sold 2024
Mar
N/A

405 m² 3 1 2

61 GREEN TCE




\$1,205,000

Sold 2024
Feb
5 Days

607 m² 3 2 -

51 NICHOLAS ST

\$1,325,000



440 m² 3 2 2

Sold 2024
23 Days

7 MAURICE ST

\$932,000




592 m² 3 1 2

Sold Feb 2024
5 Days

12 BOWEN ST

\$910,000

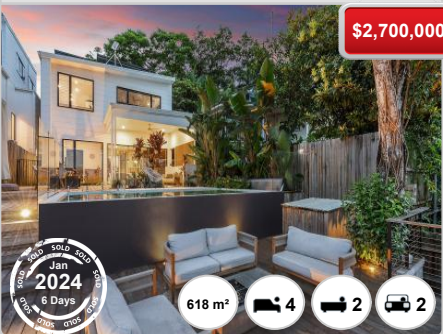


330 m² 3 3 2

Sold Jan 2024
97 Days

115 CONSTITUTION RD

\$2,700,000

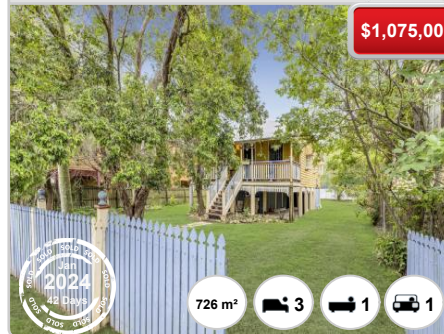


618 m² 4 2 2

Sold Jan 2024
6 Days

44 BOWEN ST

\$1,075,000

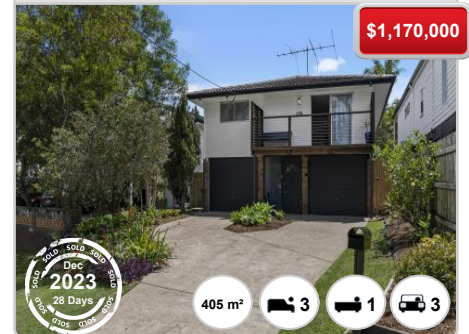


726 m² 3 1 1

Sold Dec 2023
48 Days

155 EILDON RD

\$1,170,000

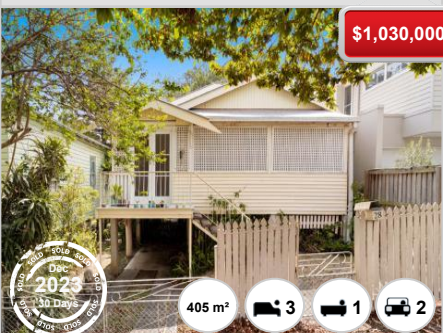


405 m² 3 1 3

Sold Dec 2023
28 Days

28 BROWN ST

\$1,030,000




405 m² 3 1 2

Sold Dec 2023
10 Days

26 BROWN ST

\$1,031,000

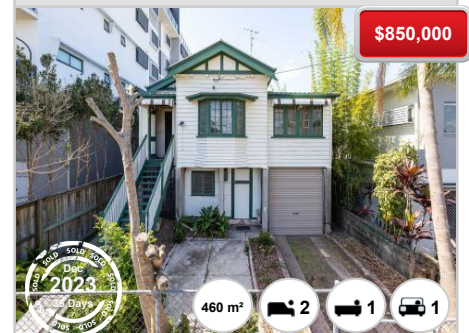


405 m² 3 1 -

Sold Dec 2023
N/A

54 GRANTSON ST

\$850,000




460 m² 2 1 1

Sold Dec 2023
29 Days

77 BOWEN ST

\$865,000

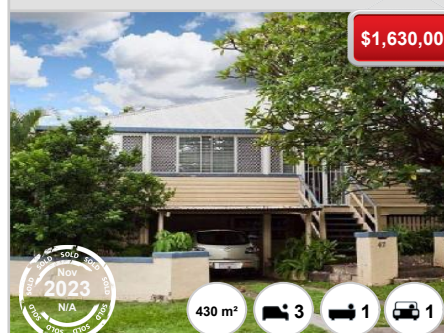


463 m² 2 1 2

Sold Nov 2023
57 Days

32 PROSPECT TCE

\$1,630,000




430 m² 3 1 1

Sold Nov 2023
N/A

47 OAKWAL TCE

\$1,630,000



4 3 2

Sold Nov 2023
75 Days

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	28	\$ 530,250	-0.9 %	\$ 418,000	\$ 950,000

Median Sale Price
\$535k

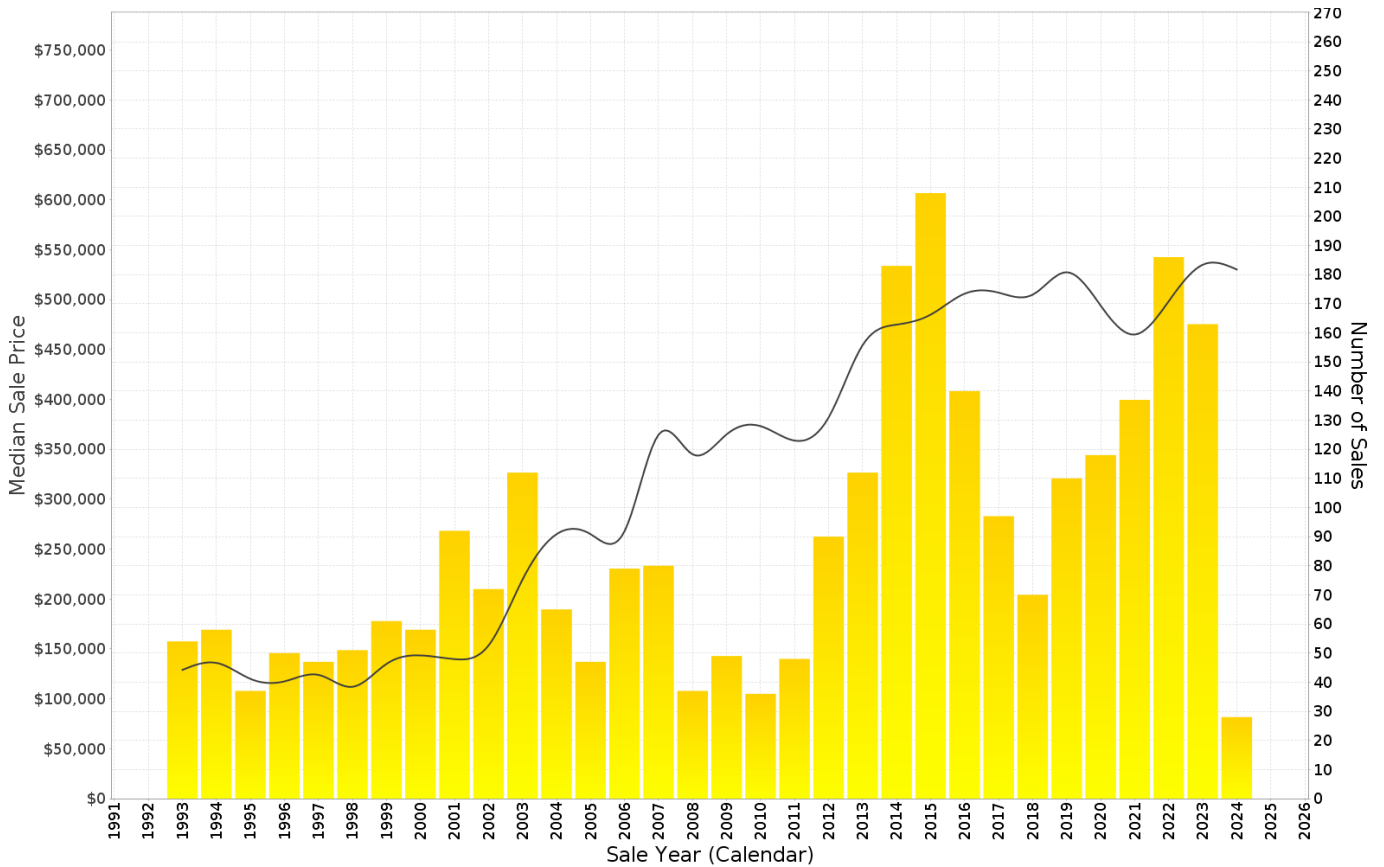
Based on 155 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
+4.4%

Current Median Price: \$535,000
Previous Median Price: \$512,250

Based on 345 recorded Unit sales compared over the last two rolling 12 month periods



WINDSOR - Recently Sold Properties

Median Sale Price

\$535k

Based on 155 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

+4.4%

Current Median Price: \$535,000
Previous Median Price: \$512,250

Based on 345 recorded Unit sales compared over the last two rolling 12 month periods


Sold Properties

155

Based on recorded Unit sales within the 12 months (Apr '23 - Mar '24)

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

4/70 VICTORIA ST



\$410,000

Apr 2024
20 Days

48 m² 1 1 1

207/28-32 CARTWRIGHT ST




\$619,000

Apr 2024
23 Days

96 m² 2 2 2

204/28-32 CARTWRIGHT ST

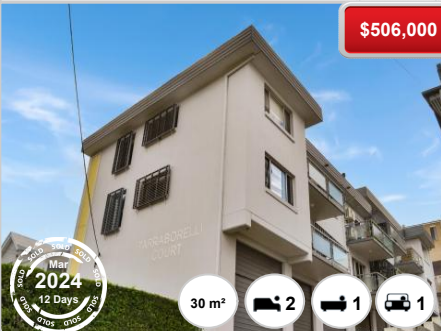


\$662,000

Mar 2024
13 Days

100 m² 2 2 1

6/15 COX RD




\$506,000

Mar 2024
12 Days

30 m² 2 1 1

213/50 BONYTHON ST



\$705,000

Mar 2024
N/A

108 m² 2 2 1

16/30 LEGEYT ST



\$545,000

Mar 2024
2 Days

88 m² 2 2 1

14/18 GALLWAY ST

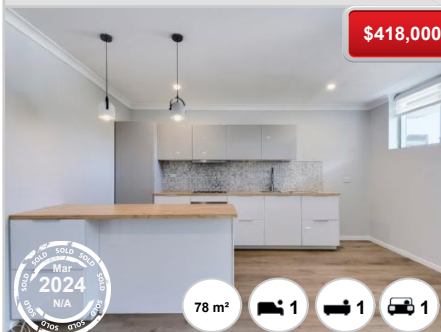


\$680,000

Mar 2024
1 Day

96 m² 2 2 1

7/15 COX RD



\$418,000

Mar 2024
N/A

78 m² 1 1 1

217 LUTWYCHE RD



\$455,000

Mar 2024
N/A

65 m² 1 1 1

252/44 GRANTSON ST

\$950,000

Mar 2024
11 Days

201 m² 3 2 2

403/50 BONYTHON ST

\$704,457

Mar 2024
6 Days

108 m² 2 2 1

4/21 FOSBERY ST

\$498,000

Mar 2024
N/A

94 m² 2 1 1

153/44-52 GRANTSON ST

\$910,000

Mar 2024
24 Days

201 m² 3 2 2

242/44 GRANTSON ST

\$610,000

Feb 2024
14 Days

99 m² 2 2 1

10/34 BONYTHON ST

\$522,000

Feb 2024
5 Days

81 m² 2 1 1

508/6 ALGAR ST

\$540,000

Feb 2024
4 Days

97 m² 1 1 1

217 LUTWYCHE RD

\$452,500

2024

64 m² - - -

4/37 SEVENTH AVE

\$742,500

Feb 2024
5 Days

142 m² 2 2 1

8/22 HOOKER ST

\$525,000

Feb 2024
150 Days

124 m² 2 2 1

404/21 VICTORIA ST

\$575,000

2024
15 Days

80 m² 2 2 1

6/34 BONYTHON ST

\$535,500

Feb 2024
N/A

81 m² 2 1 1