



**RayWhite**

**SUBURB REPORT**

**WINDSOR**

[raywhitealderley.com.au](http://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	45	\$ 1,350,000	15.4 %	\$ 870,000	\$ 2,760,000

Median Sale Price  
**\$1.32m**

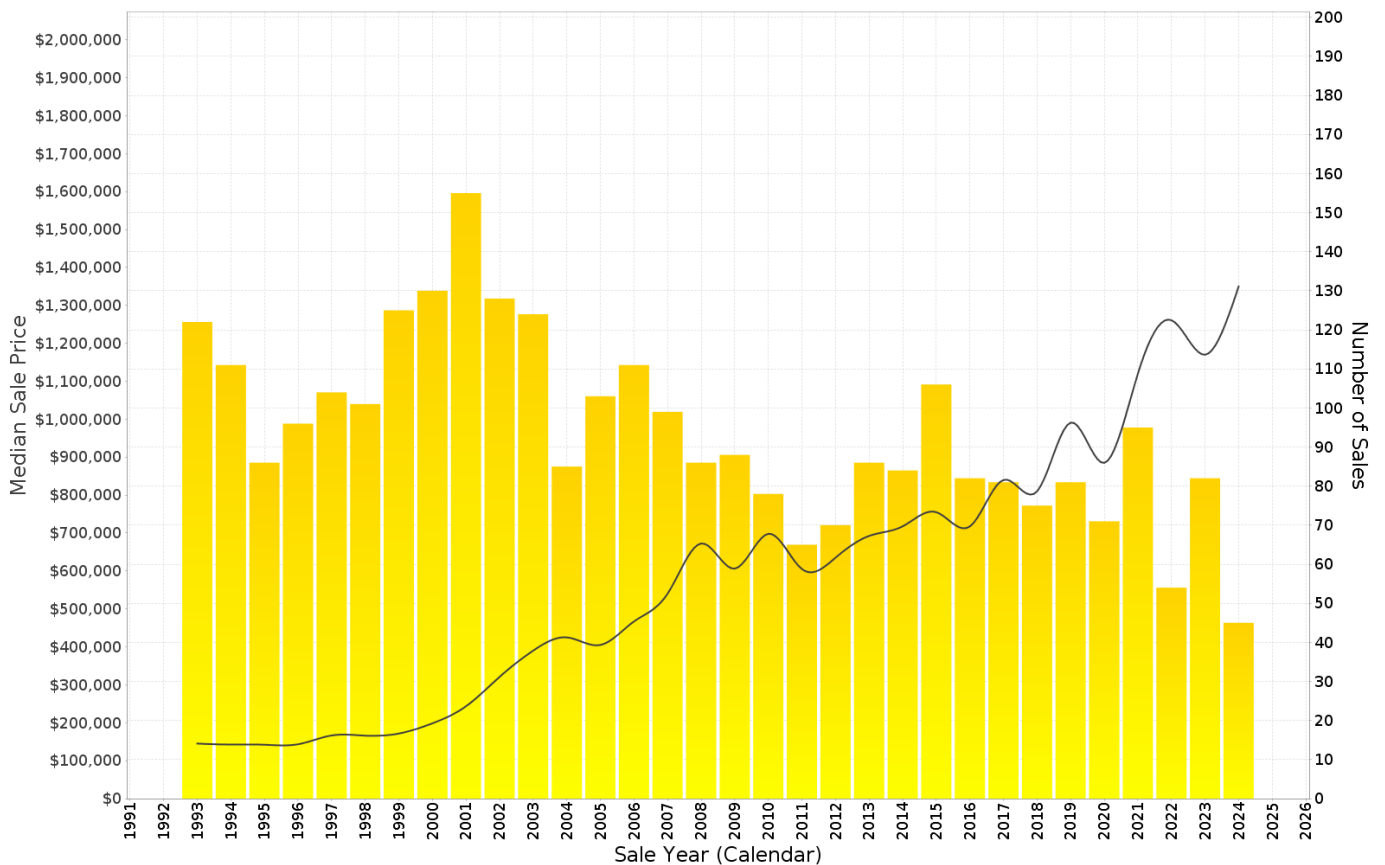
Based on 65 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth  
**+13.5%**

Current Median Price: \$1,320,000  
Previous Median Price: \$1,162,500

Based on 141 recorded House sales compared over the last two rolling 12 month periods



Prepared on 02/10/2024 by Ray White Alderley. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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# WINDSOR - Recently Sold Properties

Median Sale Price

**\$1.32m**

Based on 65 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth

**+13.5%**

Current Median Price: \$1,320,000  
Previous Median Price: \$1,162,500

Based on 141 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**65**

Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

**139 MAYGAR ST**

**\$1,320,000**

Sold Sep 2024, 21 Days

503 m<sup>2</sup> 3 2 2

**20 THORNE ST**

**\$1,515,000**

Sold Aug 2024, 19 Days

405 m<sup>2</sup> 3 1 2

**93 GRAFTON ST**

**\$1,100,000**

Sold Aug 2024, 64 Days

531 m<sup>2</sup> 3 3 2

**4 STORKEY ST**

**\$1,475,000**

Sold Aug 2024, 24 Days

569 m<sup>2</sup> 3 1 2

**24 WALKER ST**

**\$1,630,000**

Sold Aug 2024, 12 Days

405 m<sup>2</sup> 4 3 1

**159 ALBION ROAD OF**

**\$1,030,000**

Sold Aug 2024, 84 Days

506 m<sup>2</sup> 4 2 1

**9 TURNER ST**

**\$1,061,500**

Sold Aug 2024, 13 Days

455 m<sup>2</sup> 3 1 2

**44A CONSTITUTION RD**

**\$2,125,000**

Sold Aug 2024, 28 Days

405 m<sup>2</sup> 4 2 2

**33 SIXTH AVE**

**\$4,100,000**

Sold Aug 2024, 26 Days

785 m<sup>2</sup> 5 4 2

**49 SEVENTH AVE**

**\$1,975,000**

Sold Jun 2024  
53 Days

629 m<sup>2</sup> 5 2 2

**21 ROUGHAM ST**

**\$3,275,000**

Sold Jun 2024  
259 Days

607 m<sup>2</sup> 5 4 3

**1 SALT RD**

**\$1,143,000**

Sold Jun 2024  
19 Days

405 m<sup>2</sup> 3 1 2

**43 MAYGAR ST**

**\$1,180,000**

Sold Jun 2024  
N/A

435 m<sup>2</sup> 3 1 4

**22 ARWIN TCE**

**\$1,350,000**

Sold Jun 2024  
26 Days

784 m<sup>2</sup> 3 1 1

**24 CONSTITUTION RD**

**\$1,550,000**

Sold Jun 2024  
24 Days

461 m<sup>2</sup> 5 3 2

**16 MACKAY ST**

**\$1,760,000**

Sold Jun 2024  
29 Days

445 m<sup>2</sup> 4 2 2

**75 BROOK ST**

**\$1,400,000**

Sold Jun 2024  
10 Days

412 m<sup>2</sup> 4 2 2

**135 EILDON RD**

**\$1,651,000**

Sold Jun 2024  
15 Days

606 m<sup>2</sup> 4 2 2

**20 TURNER ST**

**\$1,800,000**

Sold Jun 2024  
N/A

photo not available

3 2 -

**41 BESS ST**

**\$1,330,000**

Sold Jun 2024  
23 Days

486 m<sup>2</sup> 3 1 3

**18 TURNER ST**

**\$1,800,000**

Sold Jun 2024  
N/A

923 m<sup>2</sup> 3 2 1

# 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	187	\$ 500,000	7.5 %	\$ 265,000	\$ 1,639,000
2023	163	\$ 535,000	7.0 %	\$ 290,000	\$ 2,500,000
2024	82	\$ 577,500	7.9 %	\$ 340,000	\$ 1,540,000

**Median Sale Price**  
**\$566k**

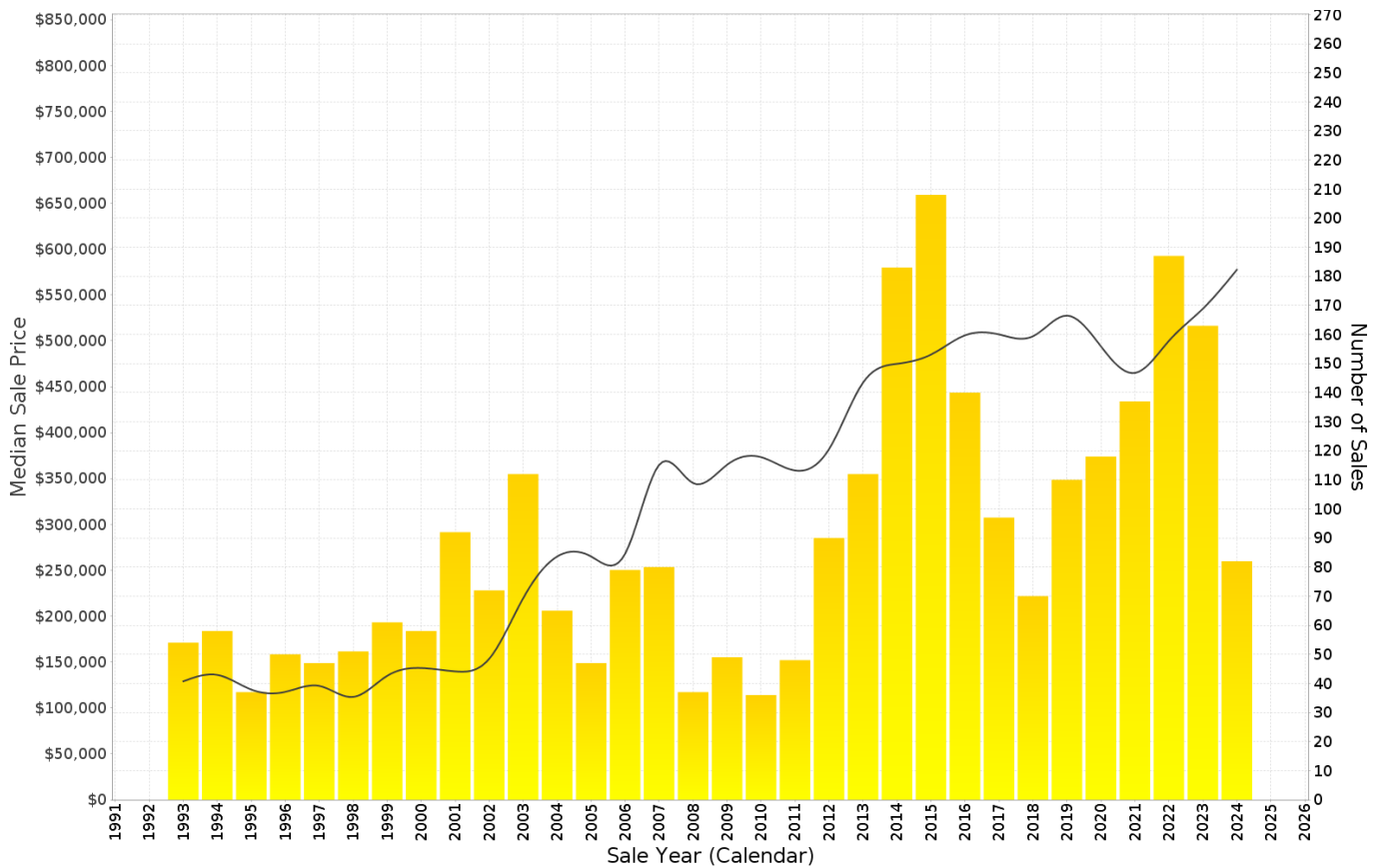
Based on 126 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

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

**Suburb Growth**  
**+6.5%**

Current Median Price: \$566,500  
Previous Median Price: \$532,000

Based on 282 recorded Unit sales compared over the last two rolling 12 month periods



# WINDSOR - Recently Sold Properties

Median Sale Price

**\$566k**

Based on 126 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth

**+6.5%**

Current Median Price: \$566,500  
Previous Median Price: \$532,000

Based on 282 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**126**

Based on recorded Unit sales within the 12 months (Oct '23 - Sep '24)

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

**5/143 ALBION RD**

**\$610,000**

Sep 2024  
29 Days

89 m<sup>2</sup> 2 2 1

**7/3 COX RD**

**\$530,000**

Aug 2024  
N/A

112 m<sup>2</sup> 2 1 2

**3/25 WHISH ST**

**\$403,000**

Aug 2024  
N/A

67 m<sup>2</sup> 1 1 1

**17/87 VICTORIA ST**

**\$595,000**

Aug 2024  
8 Days

96 m<sup>2</sup> 2 2 1

**5/18 GALLWAY ST**

**\$716,000**

Aug 2024  
5 Days

95 m<sup>2</sup> 2 2 1

**114/44-52 GRANTSON ST**

**\$645,000**

Aug 2024  
N/A

98 m<sup>2</sup> 2 2 1

**8/30 LEGEYT ST**

**\$620,000**

Aug 2024  
76 Days

89 m<sup>2</sup> 2 2 1

**6/70 VICTORIA ST**

**\$430,000**

Jul 2024  
7 Days

50 m<sup>2</sup> 1 1 1

**7/3 COX RD**

**\$565,000**

Jul 2024  
16 Days

112 m<sup>2</sup> 2 1 2

**5/59 SOMERSET ST**

**\$1,300,000**

**SOLD** Jul 2024  
16 Days

199 m<sup>2</sup>

**3/31 HARRIS ST**

**\$385,000**

**SOLD** Jul 2024  
15 Days

60 m<sup>2</sup>

**5/53 SALT ST**

**\$635,000**

**SOLD** Jul 2024  
N/A

151 m<sup>2</sup>

**1/4 MACKAY ST**

**\$660,000**

**SOLD** Jul 2024  
N/A

130 m<sup>2</sup>

**36 BRYDEN ST**

**\$705,000**

**SOLD** Jul 2024  
15 Days

92 m<sup>2</sup>

**4/3 THONDLEY ST**

**\$531,000**

**SOLD** Jul 2024  
N/A

107 m<sup>2</sup>

**11/3 COX RD**

**\$600,000**

**SOLD** Jul 2024  
8 Days

118 m<sup>2</sup>

**1/29 TRURO ST**

**\$456,000**

**SOLD** Jul 2024  
N/A

78 m<sup>2</sup>

**4/15 COX RD**

**\$500,000**

**SOLD** Jul 2024  
31 Days

85 m<sup>2</sup>

**14/49 ROSEMOUNT TCE**

**\$600,000**

**SOLD** Jul 2024  
9 Days

82 m<sup>2</sup>

**14/233 LUTWYCHE RD**

**\$590,000**

**SOLD** Jun 2024  
5 Days

108 m<sup>2</sup>

**302/28 GALLWAY ST**

**\$750,000**

**SOLD** Jul 2024  
N/A

109 m<sup>2</sup>