

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

59 James Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$1,273,000

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	17 Eastbourne St WINDSOR 3181	\$1,365,000	16/02/2026
2	57 James St WINDSOR 3181	\$1,273,000	17/12/2025
3	50 Hornby St WINDSOR 3181	\$1,262,000	11/10/2025

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:

20/02/2026 15:36



2
 1
 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,273,000

Median House Price

December quarter 2025: \$1,635,000

Comparable Properties



17 Eastbourne St WINDSOR 3181 (REI)

Agent Comments

2
 1
 1

Price: \$1,365,000

Method: Sold Before Auction

Date: 16/02/2026

Property Type: House



57 James St WINDSOR 3181 (REI)

Agent Comments

2
 1
 1

Price: \$1,273,000

Method: Private Sale

Date: 17/12/2025

Property Type: House



50 Hornby St WINDSOR 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,262,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 203 sqm approx

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