

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

2/33 JAMES STREET WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,375

Property type

Unit

Suburb

Windsor

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

26/4 VICTORIA STREET WINDSOR VIC 3181	\$620,000	22-Oct-25
224/15 CLIFTON STREET PRAHRAN VIC 3181	\$607,500	27-Jan-26
202/11 HILLINGDON PLACE PRAHRAN VIC 3181	\$595,000	29-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 11 February 2026



26/4 VICTORIA STREET WINDSOR VIC 3181

Sold Price

\$620,000

Sold Date

22-Oct-25

2

1

1

Distance

0.24km



224/15 CLIFTON STREET PRAHRAN VIC 3181

Sold Price

^{RS} **\$607,500**

Sold Date

27-Jan-26

2

1

1

Distance

0.35km



202/11 HILLINGDON PLACE PRAHRAN VIC 3181

Sold Price

^{RS} **\$595,000**

Sold Date

29-Jan-26

2

1

1

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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