

## 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

206/33 JAMES STREET WINDSOR VIC 3181

### Indicative selling price

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

Single Price

or range  
between

\$565,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Windsor

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 5/29 THE AVENUE WINDSOR VIC 3181      | \$608,000 | 15-Nov-24 |
| 21/32-34 THE AVENUE WINDSOR VIC 3181  | \$565,000 | 16-Nov-24 |
| 24/4 VICTORIA STREET WINDSOR VIC 3181 | \$605,000 | 22-Oct-24 |

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: 17 March 2025



**5/29 THE AVENUE WINDSOR VIC 3181**

Sold Price

**\$608,000**

Sold Date

**15-Nov-24**

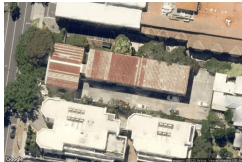
2

1

1

Distance

**0.29km**



**21/32-34 THE AVENUE WINDSOR VIC 3181**

Sold Price

**\$565,000**

Sold Date

**16-Nov-24**

2

1

1

Distance

**0.37km**



**24/4 VICTORIA STREET WINDSOR VIC 3181**

Sold Price

**\$605,000**

Sold Date

**22-Oct-24**

2

1

1

Distance

**0.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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