

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$543,000

Property type

Unit

Suburb

Windsor

Period-from

01 Dec 2024

to

30 Nov 2025

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 |
| 102/242 HIGH STREET WINDSOR VIC 3181  | \$615,000 | 25-Jul-25 |
| 10/27 NEWRY STREET WINDSOR VIC 3181   | \$653,500 | 20-Aug-25 |

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 December 2025



## 26/4 VICTORIA STREET WINDSOR VIC 3181

 2  1  1

Sold Price

**\$620,000**

Sold Date

**22-Oct-25**

Distance

**0.24km**



## 102/242 HIGH STREET WINDSOR VIC 3181

 2  1  1

Sold Price

**\$615,000**

Sold Date

**25-Jul-25**

Distance

**0.28km**



## 10/27 NEWRY STREET WINDSOR VIC 3181

 2  1  1

Sold Price

**\$653,500**

Sold Date

**20-Aug-25**

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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