

## 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

301/8 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	\$500,000	&	\$550,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$537,625	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
16/174 PEEL STREET WINDSOR VIC 3181	\$515,000	23-Dec-25
1/4 THE AVENUE WINDSOR VIC 3181	\$510,000	31-Oct-25
20/161-165 GREVILLE STREET PRAHRAN VIC 3181	\$548,000	05-Sep-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: 02 February 2026



**16/174 PEEL STREET WINDSOR VIC 3181** Sold Price **RS \$515,000 UN** Sold Date **23-Dec-25**

1 1 1

Distance **0.24km**



**1/4 THE AVENUE WINDSOR VIC 3181** Sold Price **\$510,000** Sold Date **31-Oct-25**

1 1 1

Distance **0.47km**



**20/161-165 GREVILLE STREET PRAHRAN VIC 3181** Sold Price **\$548,000** Sold Date **05-Sep-25**

1 1 1

Distance **0.65km**

**RS** = Recent sale **UN** = Undisclosed Sale

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