

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

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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