

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

207/33 James Street, Windsor Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$575,000

&

\$620,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Windsor

Period - From 01/10/2025

to 31/12/2025

Source REIV

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 six 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
1	6/45 Alma Rd ST KILDA 3182	\$603,000	29/01/2026
2	202/11 Hillingdon PI PRAHRAN 3181	\$595,000	29/01/2026
3	804/33 Claremont St SOUTH YARRA 3141	\$610,000	12/01/2026

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 six months.~~

This Statement of Information was prepared on:

19/02/2026 14:09



Property Type: Apartment

Agent Comments

Comparable Properties



6/45 Alma Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$603,000

Method: Private Sale

Date: 29/01/2026

Property Type: Apartment



202/11 Hillingdon PI PRAHRAN 3181 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 29/01/2026

Property Type: Apartment



804/33 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 12/01/2026

Property Type: Unit