

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

39a James Street, Windsor Vic 3181

Indicative selling price

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

Range between \$4,000,000 & \$4,400,000

Median sale price

Median price \$1,635,000 Property Type House 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	50 Perth St PRAHRAN 3181	\$4,488,000	29/10/2025
2	51 Andrew St WINDSOR 3181	\$4,125,000	30/08/2025
3	29 Macfarlan St SOUTH YARRA 3141	\$4,025,000	28/08/2025

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:

09/02/2026 16:55



3 2 2

Property Type:
Agent Comments

Indicative Selling Price
\$4,000,000 - \$4,400,000
Median House Price
December quarter 2025: \$1,635,000

Comparable Properties



50 Perth St PRAHRAN 3181 (REI)

Agent Comments

3 2 2

Price: \$4,488,000
Method: Private Sale
Date: 29/10/2025
Property Type: House



51 Andrew St WINDSOR 3181 (REI/VG)

Agent Comments

4 3 2

Price: \$4,125,000
Method: Sold Before Auction
Date: 30/08/2025
Property Type: House (Res)
Land Size: 304 sqm approx



29 Macfarlan St SOUTH YARRA 3141 (REI/VG)

Agent Comments

4 3 2

Price: \$4,025,000
Method: Private Sale
Date: 28/08/2025
Property Type: House (Res)
Land Size: 345 sqm approx

Account - Marshall White | P: 03 9822 9999