

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

206/33 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

\$565,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Windsor

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

5/29 THE AVENUE WINDSOR VIC 3181	\$608,000	15-Nov-24
21/32-34 THE AVENUE WINDSOR VIC 3181	\$565,000	16-Nov-24
24/4 VICTORIA STREET WINDSOR VIC 3181	\$605,000	22-Oct-24

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: 17 March 2025



5/29 THE AVENUE WINDSOR VIC 3181

Sold Price

\$608,000

Sold Date

15-Nov-24

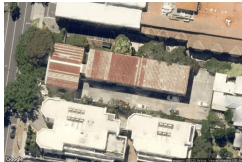
 2

 1

 1

Distance

0.29km



21/32-34 THE AVENUE WINDSOR VIC 3181

Sold Price

\$565,000

Sold Date

16-Nov-24

 2

 1

 1

Distance

0.37km



24/4 VICTORIA STREET WINDSOR VIC 3181

Sold Price

\$605,000

Sold Date

22-Oct-24

 2

 1

 1

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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