

# 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](http://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