# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 28 James Street, Windsor Vic 3181

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$2,195,000							
Median sale price								
Median price	\$1,401,500	Pro	operty Type	House		Suburb	Windsor	
Period - From	01/04/2025	to	30/06/2025		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.

Ade	dress of comparable property	Price	Date of sale
1	5 Ivy St PRAHRAN 3181	\$1,900,000	22/05/2025
2	41 Eastbourne St WINDSOR 3181	\$1,900,000	14/04/2025
3	9 Barry St SOUTH YARRA 3141	\$1,970,000	12/04/2025

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:

19/07/2025 11:34







Property Type: House Land Size: 462 sqm approx Agent Comments Indicative Selling Price \$2,195,000 Median House Price June quarter 2025: \$1,401,500

# **Comparable Properties**

5 Ivy St PRAHRAN 3181 (REI/VG) 3 2 2 2 Price: \$1,900,000 Method: Private Sale Date: 22/05/2025 Property Type: House Land Size: 179 sqm approx	Agent Comments
41 Eastbourne St WINDSOR 3181 (REI) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments
9 Barry St SOUTH YARRA 3141 (REI) 4 2 2 - Price: \$1,970,000 Method: Private Sale Date: 12/04/2025 Property Type: House	Agent Comments

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