

# 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

28 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)

Single price

\$2,195,000

### Median sale price

Median price

\$1,401,500

Property 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.

	Address 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



3 2 3

**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)**

**Agent Comments**

3 2 2

**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 22/05/2025  
**Property Type:** House  
**Land Size:** 179 sqm approx



**41 Eastbourne St WINDSOR 3181 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 14/04/2025  
**Property Type:** House



**9 Barry St SOUTH YARRA 3141 (REI)**

**Agent Comments**

4 2 -

**Price:** \$1,970,000  
**Method:** Private Sale  
**Date:** 12/04/2025  
**Property Type:** House

**Account - Marshall White** | P: 03 9822 9999