

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

204/33 James Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Windsor

Period - From

01/07/2024

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	34/20 St Edmonds Rd PRAHRAN 3181	\$565,500	12/07/2025
2	2/99 York St PRAHRAN 3181	\$575,000	26/05/2025
3	104/87 High St PRAHRAN 3181	\$585,000	16/06/2025

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:

23/07/2025 12:58



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



34/20 St Edmonds Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$565,500

Method: Auction Sale

Date: 12/07/2025

Property Type: Apartment

2/99 York St PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$575,000

Method: Sale

Date: 26/05/2025

Property Type: Strata Unit/Flat



104/87 High St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$585,000

Method: Private Sale

Date: 16/06/2025

Property Type: Apartment