

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

101/8 James Street, Windsor Vic 3181

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Windsor

Period - From

01/01/2026

to

31/03/2026

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	908/15 Clifton St PRAHRAN 3181	\$730,000	13/05/2026
2	109/105 Punt Rd WINDSOR 3181	\$750,000	04/05/2026
3	2/23 Irving Av PRAHRAN 3181	\$731,000	28/02/2026

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:

10/06/2026 15:08



Rooms: 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

March quarter 2026: \$635,000

Comparable Properties



908/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 13/05/2026

Property Type: Apartment



109/105 Punt Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$750,000

Method: Sold Before Auction

Date: 04/05/2026

Property Type: Apartment



2/23 Irving Av PRAHRAN 3181 (REI)

Agent Comments



Price: \$731,000

Method: Private Sale

Date: 28/02/2026

Property Type: Apartment