

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

36 Eastbourne Street, Windsor Vic 3181

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Windsor

Period - From 01/01/2025

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	9 Pridham St PRAHRAN 3181	\$1,150,000	13/01/2026
2	7 Jervois St ST KILDA EAST 3183	\$1,115,000	06/12/2025
3	38 Pridham St PRAHRAN 3181	\$1,050,000	24/11/2025

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:

14/03/2026 13:25

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Indicative Selling Price

\$1,100,000

Median House Price

Year ending December 2025: \$1,440,000



2 1 0

Property Type: House

Agent Comments

Comparable Properties



9 Pridham St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,150,000

Method: Private Sale

Date: 13/01/2026

Property Type: House (Res)

Land Size: 124 sqm approx



7 Jervois St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 -

Price: \$1,115,000

Method: Private Sale

Date: 06/12/2025

Property Type: House

Land Size: 141 sqm approx



38 Pridham St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,050,000

Method: Private Sale

Date: 24/11/2025

Property Type: House

Land Size: 102 sqm approx

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