

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 8 Thomas Street South, Windsor Vic 3181

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,532,500 Property Type House 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	6 Cliff St SOUTH YARRA 3141	\$1,220,000	29/05/2026
2	64 Bayview St PRAHRAN 3181	\$1,160,000	16/05/2026
3	2 Murray St PRAHRAN 3181	\$1,200,000	29/03/2026

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: 02/06/2026 15:46

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2026: \$1,532,500



2 1 0

Property Type: House (Res)

Land Size: 205 sqm approx

Agent Comments

Comparable Properties



6 Cliff St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$1,220,000

Method: Private Sale

Date: 29/05/2026

Property Type: House

Land Size: 175 sqm approx



64 Bayview St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,160,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)



2 Murray St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 -

Price: \$1,200,000

Method: Sold After Auction

Date: 29/03/2026

Property Type: House

Land Size: 193 sqm approx

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