

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 Mcilwrick Street, Windsor Vic 3181

Indicative selling price

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

Single price \$2,795,000

Median sale price

Median price \$1,455,000

Property Type House

Suburb Windsor

Period - From 01/10/2024

to 31/12/2024

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	65 Charles St PRAHRAN 3181	\$2,587,500	22/12/2024
2	1 Oxford La SOUTH YARRA 3141	\$2,520,000	15/11/2024
3	26 Ann St WINDSOR 3181	\$2,650,000	15/11/2024

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:

03/03/2025 15:51

Dean Gilbert
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Indicative Selling Price

\$2,795,000

Median House Price

December quarter 2024: \$1,455,000



3 3 1

Property Type: House (Res)

Agent Comments

Comparable Properties



65 Charles St PRAHRAN 3181 (REI/VG)

Agent Comments

4 3 1

Price: \$2,587,500

Method: Private Sale

Date: 22/12/2024

Property Type: House

Land Size: 189 sqm approx



1 Oxford La SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$2,520,000

Method: Private Sale

Date: 15/11/2024

Property Type: House (Res)

Land Size: 107 sqm approx



26 Ann St WINDSOR 3181 (REI/VG)

Agent Comments

4 2 3

Price: \$2,650,000

Method: Auction Sale

Date: 15/11/2024

Property Type: House (Res)

Land Size: 325 sqm approx

Account - Marshall White | P: 03 9822 9999



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