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	207 Mcilwraith Street, Princes Hill Vic 3054

Indicative selling price

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

Single price $1,925,000

Median sale price

Median price $1,950,000 Property Type House Suburb Princes Hill

Period - From 26/03/2025 to 25/03/2026 Source Property Data

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	526 Park St CARLTON NORTH 3054	$1,780,000	21/02/2026
2	1/4a The Avenue PARKVILLE 3052	$1,900,000	12/01/2026
3			

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: 26/03/2026 20:47

207 Mcilwraith Street, Princes Hill Vic 3054

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3 2 1

Rooms: 5
Property Type: House

Agent Comments

Indicative Selling Price
$1,925,000
Median House Price
26/03/2025 - 25/03/2026: $1,950,000

Comparable Properties



526 Park St CARLTON NORTH 3054 (REI)

3 2 1

Price: $1,780,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)

Agent Comments

Inferior fitout Smaller floor space Similar Location



1/4a The Avenue PARKVILLE 3052 (REI)

3 2 2

Price: $1,900,000
Method: Private Sale
Date: 12/01/2026
Property Type: Townhouse (Single)

Agent Comments

Effected by Owners Corporation Similar Accomodation Similar Fitout Inferior Location

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.

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