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

Range between $2,300,000 & $2,450,000

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	39 Closeburn Av PRAHRAN 3181	$2,300,000	03/05/2026
2	23 Murray St PRAHRAN 3181	$2,378,000	28/03/2026
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: 22/06/2026 17:50

8 Mcilwrick Street, Windsor Vic 3181

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3 3 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,300,000 - $2,450,000
Median House Price
March quarter 2026: $1,532,500

Comparable Properties



39 Closeburn Av PRAHRAN 3181 (REI)

3 2 -

Price: $2,300,000
Method: Private Sale
Date: 03/05/2026
Property Type: House (Res)

Agent Comments



23 Murray St PRAHRAN 3181 (REI)

3 2 -

Price: $2,378,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 352 sqm approx

Agent Comments

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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