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	94 Mcilwraith Street, Princes Hill Vic 3054

Indicative selling price

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

Single price $1,550,000

Median sale price

Median price $1,785,000 Property Type House Suburb Princes Hill

Period - From 01/10/2023 to 30/09/2024 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	33 Leicester St FITZROY 3065	$1,500,000	19/06/2024
2	48 Mcilwraith St PRINCES HILL 3054	$1,575,000	15/06/2024
3	131 Mcilwraith St PRINCES HILL 3054	$1,580,000	11/05/2024

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: 14/10/2024 08:27

94 Mcilwraith Street, Princes Hill Vic 3054

David Sanguinedo
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2 2 1

Property Type: House (Res)
Land Size: 113 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000
Median House Price
Year ending September 2024: $1,785,000

Comparable Properties



33 Leicester St FITZROY 3065 (REI/VG)

2 1 1

Price: $1,500,000
Method: Auction Sale
Date: 19/06/2024
Property Type: House (Res)
Land Size: 143 sqm approx

Agent Comments



48 Mcilwraith St PRINCES HILL 3054 (REI/VG)

2 1 1

Price: $1,575,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 136 sqm approx

Agent Comments



131 Mcilwraith St PRINCES HILL 3054 (REI/VG)

2 1 -

Price: $1,580,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments

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