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	23 Mcilwrick Street, Windsor Vic 3181

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,390,000 Property Type House Suburb Windsor

Period - From 01/10/2024 to 30/09/2025 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	66 Andrew St WINDSOR 3181	$1,570,500	21/10/2025
2	15 Ashleigh Rd ARMADALE 3143	$1,717,000	24/09/2025
3	42 Clarke St PRAHRAN 3181	$1,680,000	16/08/2025

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: 13/11/2025 12:40

23 Mcilwrick Street, Windsor Vic 3181

JellisCraig



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending September 2025: $1,390,000

Comparable Properties



66 Andrew St WINDSOR 3181 (REI)

3 1 -

Price: $1,570,500
Method: Sold Before Auction
Date: 21/10/2025
Property Type: House (Res)
Land Size: 208 sqm approx

Agent Comments



15 Ashleigh Rd ARMADALE 3143 (REI)

2 1 1

Price: $1,717,000
Method: Private Sale
Date: 24/09/2025
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments



42 Clarke St PRAHRAN 3181 (REI/VG)

3 1 -

Price: $1,680,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 196 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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