Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	17 Mcilwrick Street, Windsor Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,195,000

Median sale price

Median price	\$1,390,000	Pro	perty Type	House		Suburb	Windsor
Period - From	01/07/2025	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

1	39 Surrey Rd SOUTH YARRA 3141	\$2,225,000	17/10/2025
2	17 Fitzgerald St SOUTH YARRA 3141	\$2,040,000	21/06/2025
3	40 Mackay St PRAHRAN 3181	\$2,080,000	07/06/2025

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:	25/10/2025 12:04



Date of sale







Property Type: House Agent Comments

Indicative Selling Price \$2,195,000 Median House Price September quarter 2025: \$1,390,000

Comparable Properties



39 Surrey Rd SOUTH YARRA 3141 (REI)

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Agent Comments

Price: \$2,225,000 Method: Private Sale Date: 17/10/2025 Property Type: House



17 Fitzgerald St SOUTH YARRA 3141 (REI/VG)

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Agent Comments

Price: \$2,040,000 **Method:** Auction Sale **Date:** 21/06/2025

Property Type: House (Res) **Land Size:** 251 sqm approx



40 Mackay St PRAHRAN 3181 (REI/VG)

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Price: \$2,080,000
Method: Auction Sale
Date: 07/06/2025

Property Type: House (Res) **Land Size:** 239 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999





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