

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

2-4 Mcilwrick Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,440,000 Property Type House Suburb Windsor

Period - From 01/01/2025 to 31/12/2025 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	39 Alfred St PRAHRAN 3181	\$1,400,000	05/02/2026
2	5 Nottingham St PRAHRAN 3181	\$1,475,000	08/11/2025
3	6 Mcilwrick St WINDSOR 3181	\$1,335,000	19/02/2026

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:

27/02/2026 17:31



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending December 2025: \$1,440,000

Comparable Properties

39 Alfred St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,400,000
Method:
Date: 05/02/2026
Property Type: House

5 Nottingham St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,475,000
Method:
Date: 08/11/2025
Property Type: House

6 Mcilwrick St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,335,000
Method: Auction Sale
Date: 19/02/2026
Property Type: House (Res)



Account - Buxton Stonnington | P: 03 9510 1966



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