

# 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

10 Mcilwrick Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,850,000 & \$4,200,000

### Median sale price

Median price \$1,500,000 Property Type House Suburb Windsor

Period - From 01/10/2023 to 31/12/2023 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	26 Chomley St PRAHRAN 3181	\$4,375,000	28/10/2023
2	17 Chatsworth Rd PRAHRAN 3181	\$4,210,000	14/10/2023
3	4 Highbury Gr PRAHRAN 3181	\$3,886,000	24/02/2024

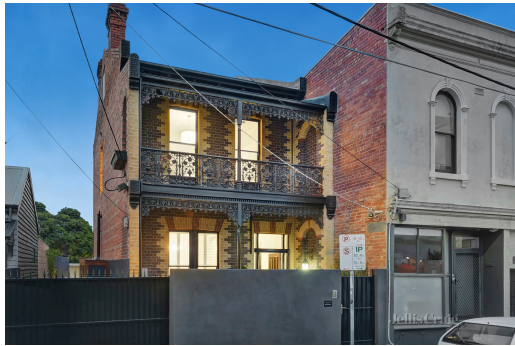
**OR**

~~**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:

26/03/2024 10:19

10 Mcilwrick Street, Windsor Vic 3181



3 2 2

**Property Type:** House (Res)

**Land Size:** 259 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,850,000 - \$4,200,000

**Median House Price**

December quarter 2023: \$1,500,000

## Comparable Properties



**26 Chomley St PRAHRAN 3181 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$4,375,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 511 sqm approx



**17 Chatsworth Rd PRAHRAN 3181 (REI/VG)**

Agent Comments

4 4 1

**Price:** \$4,210,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 323 sqm approx



**4 Highbury Gr PRAHRAN 3181 (REI)**

Agent Comments

3 2 2

**Price:** \$3,886,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 404 sqm approx

**Account - Kay & Burton** | P: 03 9820 1111 | F: 03 9820 0371



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