

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

207 McIlwraith Street, Princes Hill Vic 3054

Indicative selling price

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

Range between \$1,775,000

&

\$1,950,000

Median sale price

Median price \$1,740,000

Property Type House

Suburb Princes Hill

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	135 Barkly St BRUNSWICK EAST 3057	\$1,920,000	21/02/2026
2	35 York St FITZROY NORTH 3068	\$2,020,000	06/12/2025
3	474 Canning St CARLTON NORTH 3054	\$1,900,000	15/11/2025

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:

24/02/2026 09:56



Rooms: 5

Property Type: House (Res)

Land Size: 110 sqm approx

Agent Comments

Comparable Properties



135 Barkly St BRUNSWICK EAST 3057 (REI)



Agent Comments

158m2

Price: \$1,920,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



35 York St FITZROY NORTH 3068 (REI/VG)



Agent Comments

Price: \$2,020,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 137 sqm approx



474 Canning St CARLTON NORTH 3054 (REI/VG)



Agent Comments

Price: \$1,900,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 156 sqm approx