

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

50 McIlwraith Street, Princes Hill Vic 3054

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$2,065,000

Property Type House

Suburb Princes Hill

Period - From 01/07/2025

to

30/06/2026

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.

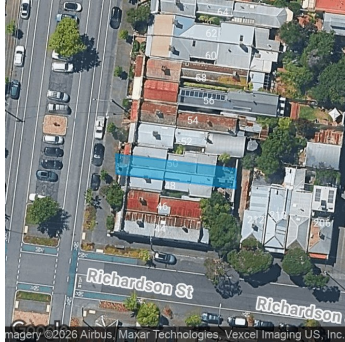
	Address of comparable property	Price	Date of sale
1	831 Brunswick St.N FITZROY NORTH 3068	\$1,410,000	15/08/2026
2	24 John St BRUNSWICK EAST 3057	\$1,300,000	12/08/2026
3	565 Rae St FITZROY NORTH 3068	\$1,350,000	30/05/2026

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:

23/08/2026 21:15



Property Type: House

Land Size: 135 approx. sqm approx

Agent Comments

Single level home in premium location with ROW access.

Comparable Properties



831 Brunswick St.N FITZROY NORTH 3068 (REI)



Price: \$1,410,000

Method: Auction Sale

Date: 15/08/2026

Property Type: House (Res)

Land Size: 195 sqm approx

Agent Comments

Comparable accommodation and condition. Superior land.



24 John St BRUNSWICK EAST 3057 (REI)



Price: \$1,300,000

Method: Sold Before Auction

Date: 12/08/2026

Property Type: House (Res)

Agent Comments

Further advanced internally. Lacking parking space.



565 Rae St FITZROY NORTH 3068 (REI/VG)



Price: \$1,350,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 185 sqm approx

Agent Comments

Comparable floorplan. Comparable accommodation. Slightly larger land.