

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

8 McIlwrick Street, Prahran Vic 3181

Indicative selling price

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

Range between \$2,400,000

&

\$2,640,000

Median sale price

Median price \$1,680,000

Property Type House

Suburb Prahran

Period - From 09/04/2025

to

08/04/2026

Source Property Data

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	8 Lang St SOUTH YARRA 3141	\$2,400,000	16/03/2026
2	25 Lucan St CAULFIELD NORTH 3161	\$2,531,000	14/03/2026
3	2/635 Orrong Rd TOORAK 3142	\$2,600,000	26/02/2026

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:

09/04/2026 21:38



Property Type:

Agent Comments

Comparable Properties



8 Lang St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$2,400,000

Method: Sold Before Auction

Date: 16/03/2026

Property Type: House (Res)



25 Lucan St CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$2,531,000

Method: Sold Before Auction

Date: 14/03/2026

Property Type: House (Res)

Land Size: 552 sqm approx



2/635 Orrong Rd TOORAK 3142 (REI)

Agent Comments



Price: \$2,600,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: Apartment