

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

37 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)

Price Range: \$2,250,000 to \$2,450,000

### Median sale price

Median price \$1,572,750

Property type

House

Suburb

WINDSOR

Period

01 October 2025 to 31 December 2025

Source



### Comparable property sales

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.

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
17 MCILWRICK ST, WINDSOR, VIC 3181	\$2,071,000	23/02/2026
79 CHOMLEY ST, PRAHRAN, VIC 3181	\$2,520,000	21/02/2026

This Statement of Information was prepared on:

25/03/2026