

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

145 Parer Road, Airport West Vic 3042

Indicative selling price

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

Range between \$820,000 & \$860,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Airport West

Period - From 01/04/2026 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	22 Highlands Av AIRPORT WEST 3042	\$905,000	15/07/2026
2	52 Marshall Rd AIRPORT WEST 3042	\$945,000	19/04/2026
3			

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:

21/09/2026 10:27



3 2 2

Property Type: House

Agent Comments

single level, 3 bedroom home with 2 bathrooms and single car garage.

Indicative Selling Price

\$820,000 - \$860,000

Median House Price

June quarter 2026: \$1,100,000

Comparable Properties



22 Highlands Av AIRPORT WEST 3042 (REI)

3 2 1

Price: \$905,000

Method: Sold Before Auction

Date: 15/07/2026

Property Type: House (Res)

Agent Comments

similar, single level 3 bedroom home.



52 Marshall Rd AIRPORT WEST 3042 (REI)

3 2 2

Price: \$945,000

Method: Private Sale

Date: 19/04/2026

Property Type: House

Land Size: 307 sqm approx

Agent Comments

similar, single level 3 bedroom home.

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.