

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

1/25 CLYDESDALE ROAD AIRPORT WEST VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Airport West

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

4/34 CLYDESDALE ROAD AIRPORT WEST VIC 3042	\$797,500	05-Jul-25
3/92 BOWES AVENUE AIRPORT WEST VIC 3042	\$825,000	08-Apr-25
2/17 HART STREET AIRPORT WEST VIC 3042	\$830,000	24-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 23 July 2025



**4/34 CLYDESDALE ROAD
AIRPORT WEST VIC 3042**

 3  2  1

Sold Price ^{RS} **\$797,500** ^{UN} Sold Date **05-Jul-25**

Distance **0.07km**



**3/92 BOWES AVENUE AIRPORT
WEST VIC 3042**

 3  2  1

Sold Price **\$825,000** Sold Date **08-Apr-25**

Distance **0.69km**



**2/17 HART STREET AIRPORT WEST
VIC 3042**

 3  2  2

Sold Price **\$830,000** Sold Date **24-Feb-25**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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