#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

	166 Parer Road, Airport West Vic 3042
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$923,000	Pro	perty Type	House		Suburb	Airport West
Period - From	01/04/2025	to	30/06/2025		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

7,01	aress of comparable property	1 1100	Date of Sale
1	1/48 Cameron St AIRPORT WEST 3042	\$1,230,000	10/05/2025
2	1/11 Ian Cr AIRPORT WEST 3042	\$1,230,000	03/05/2025
3	19 Creswell Av AIRPORT WEST 3042	\$1,300,000	10/04/2025

#### 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:	10/07/2025 12:13



Date of sale

### WHITEFOX

Eleanor Currie 0411 802 827 eleanor@whitefoxrealestate.com.au





**Property Type:**Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2025: \$923,000

## Comparable Properties



1/48 Cameron St AIRPORT WEST 3042 (REI/VG)

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**Agent Comments** 

**Price:** \$1,230,000 **Method:** Auction Sale **Date:** 10/05/2025

**Property Type:** Townhouse (Single) **Land Size:** 781 sqm approx



1/11 Ian Cr AIRPORT WEST 3042 (REI/VG)

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**Agent Comments** 

**Agent Comments** 

**Price:** \$1,230,000 **Method:** Private Sale **Date:** 03/05/2025

**Property Type:** Townhouse (Single) **Land Size:** 258 sqm approx



19 Creswell Av AIRPORT WEST 3042 (REI/VG)

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Price: \$1,300,000 Method: Private Sale Date: 10/04/2025

Rooms: 6

**Property Type:** House (Res) **Land Size:** 269 sqm approx

Account - Whitefox Real Estate | P: 96459699





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