

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

4 MOORNA DRIVE 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

\$1,350,000

&

\$1,450,000

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

Corelogic

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

7 MOORNA DRIVE AIRPORT WEST VIC 3042	\$1,305,000	04-Mar-25
18 MCFARLANE STREET KEILOR EAST VIC 3033	\$1,310,000	07-Apr-25
8 WESTLEIGH PLACE KEILOR EAST VIC 3033	\$1,341,000	08-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: 10 July 2025



**7 MOORNA DRIVE AIRPORT WEST
VIC 3042**

 4  3  2

Sold Price

\$1,305,000

Sold Date

04-Mar-25

Distance

0.09km



**18 MCFARLANE STREET KEILOR
EAST VIC 3033**

 4  3  2

Sold Price

\$1,310,000

Sold Date

07-Apr-25

Distance

1.89km



**8 WESTLEIGH PLACE KEILOR EAST
VIC 3033**

 4  2  2

Sold Price

\$1,341,000

Sold Date

08-Feb-25

Distance

2.1km

RS = Recent sale

UN = Undisclosed Sale

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