

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

15 Kitson Crescent, Airport West Vic 3042

Indicative selling price

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

Range between

\$860,000

&

\$946,000

Median sale price

Median price

\$923,000

Property 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	Price	Date of sale
1	1 Highlands Av AIRPORT WEST 3042	\$900,000	31/05/2025
2	17 Etzel St AIRPORT WEST 3042	\$931,000	10/05/2025
3	71 Kingsley Rd AIRPORT WEST 3042	\$915,000	15/04/2025

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:

16/07/2025 10:36



3 1 3

Rooms: 6
Property Type: Brick Veneer House
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$946,000
Median House Price
June quarter 2025: \$923,000

Tucked away in this prized location is this original Airport West home. Originally a "Builders Own" construction its now ripe for renovation, refurbishment or potentially a re-development

Comparable Properties



1 Highlands Av AIRPORT WEST 3042 (REI)

Agent Comments

3 1 1

Price: \$900,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 553 sqm approx



17 Etzel St AIRPORT WEST 3042 (REI)

Agent Comments

3 1 2

Price: \$931,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 592 sqm approx



71 Kingsley Rd AIRPORT WEST 3042 (REI/VG)

Agent Comments

3 1 2

Price: \$915,000
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 613 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655