

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

1/19 Clydesdale Road, Airport West Vic 3042

Indicative selling price

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

Range between \$640,000 & \$670,000

Median sale price

Median price \$719,500 Property Type Unit 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	37 Etzel St AIRPORT WEST 3042	\$670,000	16/06/2025
2	118 Halsey Rd AIRPORT WEST 3042	\$660,000	07/06/2025
3	60 Creswell Av AIRPORT WEST 3042	\$720,000	03/05/2025

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 09:19


Property Type: Villa

Agent Comments

Single level, 3 bedroom villa, 1 bathroom and a single car garage.

Indicative Selling Price

\$640,000 - \$670,000

Median Unit Price

June quarter 2025: \$719,500

Comparable Properties


37 Etzel St AIRPORT WEST 3042 (REI)

Price: \$670,000

Method: Private Sale

Date: 16/06/2025

Property Type: House

Land Size: 305.54 sqm approx

Agent Comments

Similar, 3 bedroom, 1 bathroom home. Similar street frontage. Superior due to land size. Inferior age of home.


118 Halsey Rd AIRPORT WEST 3042 (REI)

Price: \$660,000

Method: Auction Sale

Date: 07/06/2025

Property Type: House (Res)

Land Size: 308 sqm approx

Agent Comments

Similar, 3 bedroom, 1 bathroom home. Similar street frontage. Superior due to land size. Inferior age of home - required a bit of work.


60 Creswell Av AIRPORT WEST 3042 (REI/VG)

Price: \$720,000

Method: Auction Sale

Date: 03/05/2025

Property Type: Unit

Land Size: 243 sqm approx

Agent Comments

Similar, 3 bedroom, 1 bathroom home. Similar street frontage.