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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$640,000		&		\$670,000			
Median sale p	rice							
Median price	\$719,500	Pro	operty Type	Unit			Suburb	Airport West
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress 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



1/19 Clydesdale Road, Airport West Vic 3042



Alicia Vavassori 0420 422 191 alicia.vavassori@jelliscraig.com.au



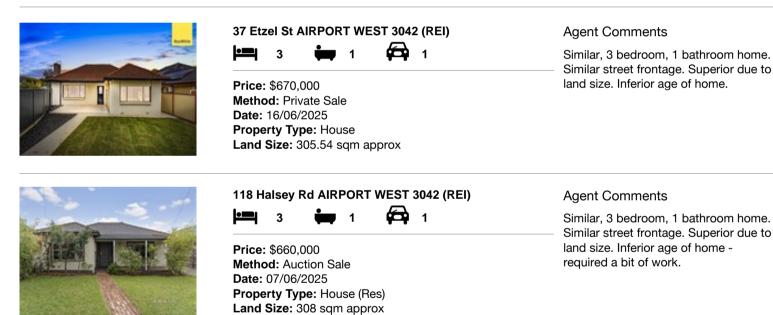


Property Type: Villa

Indicative Selling Price \$640,000 - \$670,000 **Median Unit Price** June quarter 2025: \$719,500

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

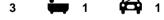
Comparable Properties





60 Creswell Av AIRPORT WEST 3042 (REI/VG)

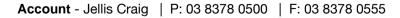




Price: \$720,000 Method: Auction Sale Date: 03/05/2025 Property Type: Unit Land Size: 243 sqm approx

Agent Comments

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





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