Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	129 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

Median sale price

Median price	\$900,000	Pro	perty Type	House		Suburb	Airport West
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	8 Miriam Ct AIRPORT WEST 3042	\$900,000	07/03/2025
2	1 Harrington Rd AIRPORT WEST 3042	\$900,500	15/02/2025
3	171 Parer Rd AIRPORT WEST 3042	\$820,000	07/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/04/2025 10:22



WHITEFOX

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> Indicative Selling Price \$780,000 - \$850,000 Median House Price December quarter 2024: \$900,000



1 1 1

Property Type: House (Res) Land Size: 628 sqm approx

Agent Comments

Comparable Properties



8 Miriam Ct AIRPORT WEST 3042 (REI)

3

1

3 2

Price: \$900,000

Method: Sold Before Auction

Date: 07/03/2025

Property Type: House (Res) **Land Size:** 795 sqm approx

Agent Comments



1 Harrington Rd AIRPORT WEST 3042 (REI)

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3





Agent Comments

Price: \$900,500 **Method:** Auction Sale **Date:** 15/02/2025

Property Type: House (Res) Land Size: 580 sqm approx

171 Parer Rd AIRPORT WEST 3042 (REI/VG)



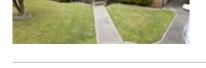
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Price: \$820,000 Method: Private Sale Date: 07/12/2024 Property Type: House Land Size: 613 sqm approx **Agent Comments**



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