

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

129 Parer Road, Airport West Vic 3042

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$900,000 Property 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	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 comparable properties 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

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3 1 3

Property Type: House (Res)

Land Size: 628 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

December quarter 2024: \$900,000

Comparable Properties



8 Miriam Ct AIRPORT WEST 3042 (REI)

Agent Comments

3 1 2

Price: \$900,000

Method: Sold Before Auction

Date: 07/03/2025

Property Type: House (Res)

Land Size: 795 sqm approx



1 Harrington Rd AIRPORT WEST 3042 (REI)

Agent Comments

3 1 1

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)

Agent Comments

3 1 4

Price: \$820,000

Method: Private Sale

Date: 07/12/2024

Property Type: House

Land Size: 613 sqm approx

Account - Whitefox Real Estate | P: 96459699



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