

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 3/54 Victory Road, Airport West Vic 3042

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$750,000 Property Type Unit 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	26a Walters Av AIRPORT WEST 3042	\$550,000	05/12/2024
2	3/86 Marshall Rd AIRPORT WEST 3042	\$591,000	02/12/2024
3	1/27 Gordon St TULLAMARINE 3043	\$550,000	04/11/2024

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: 23/01/2025 10:35



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Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median Unit Price
December quarter 2024: \$750,000

Comparable Properties



26a Walters Av AIRPORT WEST 3042 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 05/12/2024
Property Type: Unit



3/86 Marshall Rd AIRPORT WEST 3042 (REI)

Agent Comments

2 1 1

Price: \$591,000
Method: Sold Before Auction
Date: 02/12/2024
Property Type: Unit



1/27 Gordon St TULLAMARINE 3043 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 04/11/2024
Property Type: Townhouse (Single)