

# 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

1/11 Ian Crescent, Airport West Vic 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,175,000

&

\$1,275,000

### 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	27a Newman St NIDDRIE 3042	\$1,260,000	31/01/2025
2	45 Hillside Gr AIRPORT WEST 3042	\$1,300,000	03/12/2024
3			

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:

05/03/2025 11:26

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4 2 4

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,175,000 - \$1,275,000  
**Median Unit Price**  
December quarter 2024: \$750,000

## Comparable Properties



**27a Newman St NIDDRIE 3042 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,260,000  
**Method:** Sold Before Auction  
**Date:** 31/01/2025  
**Property Type:** House



**45 Hillside Gr AIRPORT WEST 3042 (REI/VG)**

**Agent Comments**

4 2 1

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 03/12/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 300 sqm approx

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. There are only two comparable properties in the area. 27A Newman Street, Niddrie & 45 Hillside Grove, Airport West are the only two properties with similar features and attributes to 1/11 Ian Crescent, Airport West.