

# 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

1/122 Halsey Road, 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

\$670,000

&

\$710,000

### Median sale price

Median price

\$935,000

Property Type

House

Suburb

Airport West

Period - From

01/01/2024

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	145 Victory Rd AIRPORT WEST 3042	\$685,000	21/01/2025
2	1/54 Hawker St AIRPORT WEST 3042	\$720,000	23/11/2024
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:

24/02/2025 17:59



**Rooms:** 5  
**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$670,000 - \$710,000  
**Median House Price**  
Year ending December 2024: \$935,000

## Comparable Properties



**145 Victory Rd AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 21/01/2025  
**Property Type:** House



**1/54 Hawker St AIRPORT WEST 3042 (REI/VG)**

Agent Comments



**Price:** \$720,000  
**Method:** Auction Sale  
**Date:** 23/11/2024  
**Property Type:** Unit

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.

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