

## 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

1/25 CLYDESDALE ROAD AIRPORT WEST VIC 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$907,000

Property type

House

Suburb

Airport West

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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 6 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

4/34 CLYDESDALE ROAD AIRPORT WEST VIC 3042

\$797,500

05-Jul-25

2/1 CLARKS ROAD KEILOR EAST VIC 3033

\$818,000

08-Jul-25

3/92 BOWES AVENUE AIRPORT WEST VIC 3042

\$825,000

08-Apr-25

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 6 months.

This Statement of Information was prepared on: 13 August 2025



**4/34 CLYDESDALE ROAD  
AIRPORT WEST VIC 3042**

 3  2  1

Sold Price

**\$797,500**

Sold Date

**05-Jul-25**

Distance

**0.07km**



**2/1 CLARKS ROAD KEILOR EAST  
VIC 3033**

 3  1  2

Sold Price

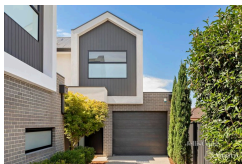
<sup>RS</sup> **\$818,000**

Sold Date

**08-Jul-25**

Distance

**1.47km**



**3/92 BOWES AVENUE AIRPORT  
WEST VIC 3042**

 3  2  1

Sold Price

**\$825,000**

Sold Date

**08-Apr-25**

Distance

**0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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