

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

1/81 Hawker Street, Airport West Vic 3042

Indicative selling price

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

Range between

\$540,000

&

\$580,000

Median sale price

Median price

\$711,500

Property Type

Unit

Suburb

Airport West

Period - From

01/07/2024

to

30/06/2025

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	4/80 Mcintosh St AIRPORT WEST 3042	\$620,000	13/05/2025
2	147 Mcnamara Av AIRPORT WEST 3042	\$590,000	03/04/2025
3	37a Etzel St AIRPORT WEST 3042	\$615,000	01/03/2025

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:

22/07/2025 15:45



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

Year ending June 2025: \$711,500

Comparable Properties



4/80 McIntosh St AIRPORT WEST 3042 (REI/VG)

Agent Comments

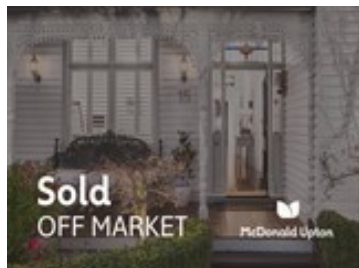
2 1 1

Price: \$620,000

Method: Private Sale

Date: 13/05/2025

Property Type: Unit



147 McNamara Av AIRPORT WEST 3042 (REI/VG)

Agent Comments

2 1 1

Price: \$590,000

Method: Sold Before Auction

Date: 03/04/2025

Property Type: House (Res)

Land Size: 249 sqm approx



37a Etzel St AIRPORT WEST 3042 (REI/VG)

Agent Comments

2 1 1

Price: \$615,000

Method: Sold Before Auction

Date: 01/03/2025

Property Type: Unit