

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

11 North Street, Airport West Vic 3042

Indicative selling price

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

Range between \$2,200,000

&

\$2,350,000

Median sale price

Median price \$1,130,000

Property Type House

Suburb Airport West

Period - From 01/07/2025

to

30/09/2025

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	11 Chancellor Rd AIRPORT WEST 3042	\$2,450,000	13/09/2025
2			
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:

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3 1 1

Rooms: 7
Property Type: House (Res)
Land Size: 592 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,350,000
Median House Price
September quarter 2025: \$1,130,000

Comparable Properties



11 Chancellor Rd AIRPORT WEST 3042 (REI)

Agent Comments

5 3 2

Price: \$2,450,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 534 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. It is believed that the only comparable property is 11 Chancellor Road, Airport West which has sold within the last 6 months as it is a high level family home on a full sized block which is similar to 11 North Street Essendon North.