

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

15 Kitson Crescent, Airport West Vic 3042

Indicative selling price

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

Single price

\$895,000

Median sale price

Median price

\$923,000

Property Type

House

Suburb

Airport West

Period - From

01/04/2025

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	12 Roberts Rd AIRPORT WEST 3042	\$880,000	07/08/2025
2	1 Highlands Av AIRPORT WEST 3042	\$900,000	31/05/2025
3	129 Parer Rd AIRPORT WEST 3042	\$892,500	25/04/2025

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:

09/08/2025 14:51



 3  1  3

Rooms: 6
Property Type: Brick Veneer
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$895,000
Median House Price
June quarter 2025: \$923,000

Comparable Properties



12 Roberts Rd AIRPORT WEST 3042 (REI)

Agent Comments

 3  3  1

Price: \$880,000
Method: Sold Before Auction
Date: 07/08/2025
Property Type: House
Land Size: 278 sqm approx



1 Highlands Av AIRPORT WEST 3042 (REI/VG)

Agent Comments

 3  1  1

Price: \$900,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 553 sqm approx



129 Parer Rd AIRPORT WEST 3042 (REI/VG)

Agent Comments

 3  1  3

Price: \$892,500
Method: Sold Before Auction
Date: 25/04/2025
Property Type: House
Land Size: 628 sqm approx