

# 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

22a Harrington 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 \$1,175,000

&

\$1,275,000

### Median sale price

Median price \$985,000

Property Type House

Suburb Airport West

Period - From 01/01/2025

to 31/03/2025

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	1/48 Cameron St AIRPORT WEST 3042	\$1,230,000	10/05/2025
2	1/11 Ian Cr AIRPORT WEST 3042	\$1,230,000	03/05/2025
3	19 Creswell Av AIRPORT WEST 3042	\$1,300,000	10/04/2025

**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:

14/05/2025 14:01

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4 3 2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,175,000 - \$1,275,000

**Median House Price**

March quarter 2025: \$985,000

## Comparable Properties



**1/48 Cameron St AIRPORT WEST 3042 (REI)**

**Agent Comments**

4 3 1

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 10/05/2025

**Property Type:** Townhouse (Res)

**Land Size:** 781 sqm approx



**1/11 Ian Cr AIRPORT WEST 3042 (REI)**

**Agent Comments**

4 2 4

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 03/05/2025

**Property Type:** Townhouse (Single)



**19 Creswell Av AIRPORT WEST 3042 (REI)**

**Agent Comments**

4 3 1

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 10/04/2025

**Rooms:** 6

**Property Type:** House (Res)

**Account - Whitefox Real Estate** | P: 96459699



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