

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

24 Glenys Avenue, Airport West Vic 3042

Indicative selling price

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

Range between \$880,000 & \$950,000

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	120 Parer Rd AIRPORT WEST 3042	\$932,500	18/09/2025
2	17 Bedford St AIRPORT WEST 3042	\$1,020,000	10/09/2025
3	32 Hillside Gr AIRPORT WEST 3042	\$1,030,000	21/06/2025

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:

15/10/2025 13:12

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Property Type:
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
September quarter 2025: \$1,130,000

Comparable Properties



120 Parer Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$932,500
Method: Sold Before Auction
Date: 18/09/2025
Property Type: House (Res)
Land Size: 613 sqm approx



17 Bedford St AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$1,020,000
Method: Sold Before Auction
Date: 10/09/2025
Property Type: House (Res)
Land Size: 591 sqm approx



32 Hillside Gr AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$1,030,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House
Land Size: 636 sqm approx

Account - Whitefox Real Estate | P: 96459699



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