

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

3/35 ROBERTS ROAD AIRPORT WEST VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,000

Property type

Unit

Suburb

Airport West

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

1/35 ROBERTS ROAD AIRPORT WEST VIC 3042	\$525,000	16-Aug-25
2/42 KINGSLEY ROAD AIRPORT WEST VIC 3042	\$535,000	16-Aug-25
4/149-151 HALSEY ROAD AIRPORT WEST VIC 3042	\$533,500	06-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 15 November 2025



1/35 ROBERTS ROAD AIRPORT WEST VIC 3042

 2  1  1

Sold Price

\$525,000

Sold Date **16-Aug-25**

Distance

0km



2/42 KINGSLEY ROAD AIRPORT WEST VIC 3042

 3  1  1

Sold Price

\$535,000

Sold Date **16-Aug-25**

Distance

0.56km



4/149-151 HALSEY ROAD AIRPORT WEST VIC 3042

 2  1  1

Sold Price

\$533,500

Sold Date **06-Aug-25**

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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