

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

4/80 MCINTOSH STREET 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

\$605,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,500

Property type

Unit

Suburb

Airport West

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

3/73 HAWKER STREET AIRPORT WEST VIC 3042	\$630,000	14-Dec-24
37A ETZEL STREET AIRPORT WEST VIC 3042	\$615,000	01-Mar-25
4/44 WALTERS AVENUE AIRPORT WEST VIC 3042	\$632,000	18-Nov-24

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: 05 May 2025



**3/73 HAWKER STREET AIRPORT
WEST VIC 3042**

2 1 1

Sold Price

\$630,000

Sold Date

14-Dec-24

Distance

0.2km



**37A ETZEL STREET AIRPORT
WEST VIC 3042**

2 1 1

Sold Price

\$615,000

Sold Date

01-Mar-25

Distance

0.92km



**4/44 WALTERS AVENUE AIRPORT
WEST VIC 3042**

2 1 1

Sold Price

\$632,000

Sold Date

18-Nov-24

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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