

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

44 Earl Street, Airport West Vic 3042

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$968,000 Property Type House Suburb Airport West

Period - From 01/10/2024 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	221 Parer Rd AIRPORT WEST 3042	\$875,000	20/09/2025
2	120 Parer Rd AIRPORT WEST 3042	\$932,500	18/09/2025
3	15 Kitson Cr AIRPORT WEST 3042	\$890,000	27/08/2025

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:

22/10/2025 17:54



3 1 3

Property Type: House
Land Size: 780 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
Year ending September 2025: \$968,000

Comparable Properties



221 Parer Rd AIRPORT WEST 3042 (REI)

Agent Comments

3 1 3

Price: \$875,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 535 sqm approx



120 Parer Rd AIRPORT WEST 3042 (REI)

Agent Comments

3 1 2

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



15 Kitson Cr AIRPORT WEST 3042 (REI)

Agent Comments

3 1 2

Price: \$890,000
Method: Private Sale
Date: 27/08/2025
Property Type: House
Land Size: 538 sqm approx