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	50a Bowes Avenue, Airport West Vic 3042

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $1,020,000 Property Type House Suburb Airport West

Period - From 01/01/2025 to 31/12/2025 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	1/67 Roberts Rd AIRPORT WEST 3042	$750,000	22/11/2025
2	1/69 Mcintosh St AIRPORT WEST 3042	$760,000	01/11/2025
3	2/37 Garnet St NIDDRIE 3042	$800,000	10/10/2025

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: 12/01/2026 15:11

50a Bowes Avenue, Airport West Vic 3042

JellisCraig

Jerome Feery
(03) 8378 0514
0438 733 803
jeromefeery@jelliscraig.com.au



3 2 2

Property Type: House

Agent Comments

Single level home in neat but original condition and great sized yard.

Indicative Selling Price
$700,000 - $770,000
Median House Price
Year ending December 2025: $1,020,000

Comparable Properties



1/67 Roberts Rd AIRPORT WEST 3042 (REI)

3 1 1

Price: $750,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Villa
Land Size: 246 sqm approx

Agent Comments

Comparable era and accommodation.



1/69 Mcintosh St AIRPORT WEST 3042 (REI/VG)

3 1 1

Price: $760,000
Method: Auction Sale
Date: 01/11/2025
Property Type: Unit

Agent Comments

Comparable accommodation throughout.



2/37 Garnet St NIDDRIE 3042 (REI/VG)

3 2 1

Price: $800,000
Method: Sold Before Auction
Date: 10/10/2025
Property Type: Villa

Agent Comments

Comparable accommodation throughout.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

REIV THE DIFFERENCE | propertydata.com.au

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