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	23 North Street, Airport West Vic 3042

Indicative selling price

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

Range between $1,050,000 & $1,100,000

Median sale price

Median price $975,000 Property Type House Suburb Airport West

Period - From 01/01/2026 to 31/03/2026 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	26 Etzel St AIRPORT WEST 3042	$1,019,500	11/04/2026
2	10 Peters St AIRPORT WEST 3042	$975,000	23/03/2026
3	105 Bowes Av AIRPORT WEST 3042	$1,186,000	07/03/2026

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.~~

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23 North Street, Airport West Vic 3042

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3 1 2

Property Type: House

Agent Comments

Original, single level home on flat block.

Indicative Selling Price
$1,050,000 - $1,100,000
Median House Price
March quarter 2026: $975,000

Comparable Properties



26 Etzel St AIRPORT WEST 3042 (REI)

3 1 2

Price: $1,019,500
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments

Similar home on similar sized block.



10 Peters St AIRPORT WEST 3042 (REI)

3 1 2

Price: $975,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 552 sqm approx

Agent Comments

Slightly smaller block, similar original single level home.



105 Bowes Av AIRPORT WEST 3042 (REI)

3 1 2

Price: $1,186,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Similar original home on a larger block.

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