

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

2/70 HAWKER 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

Suburb

Airport West

Period-from

01 May 2025

to

30 Apr 2026

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

2/49 ELSTONE AVENUE AIRPORT WEST VIC 3042	\$650,000	15-Apr-26
4/46 WALTERS AVENUE AIRPORT WEST VIC 3042	\$600,000	24-Mar-26
2/42 CLYDESDALE ROAD AIRPORT WEST VIC 3042	\$650,000	24-Jan-26

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.~~

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**2/49 ELSTONE AVENUE AIRPORT
WEST VIC 3042**

2 1 1

Sold Price

\$650,000

Sold Date

15-Apr-26

Distance

1.14km



**4/46 WALTERS AVENUE AIRPORT
WEST VIC 3042**

2 1 1

Sold Price

^{RS} **\$600,000**

Sold Date

24-Mar-26

Distance

1.06km



**2/42 CLYDESDALE ROAD AIRPORT
WEST VIC 3042**

2 1 1

Sold Price

\$650,000

Sold Date

24-Jan-26

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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