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	2A Laurence Avenue, Airport West Vic 3042

Indicative selling price

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

Single price $900,000

Median sale price

Median price $782,500 Property Type Townhouse Suburb Airport West

Period - From 02/08/2025 to 01/08/2026 Source Property Data

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	1b Glenys Av AIRPORT WEST 3042	$930,000	25/05/2026
2	8 Cope St AIRPORT WEST 3042	$875,000	25/03/2026
3	7 Lock St AIRPORT WEST 3042	$860,000	17/03/2026

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.~~

This Statement of Information was prepared on: 02/08/2026 16:07

2A Laurence Avenue, Airport West Vic 3042

JellisCraig

Basil Zoccali
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3 2 2

Property Type: Townhouse
Land Size: 179 sqm approx

Indicative Selling Price
$900,000
Median Townhouse Price
02/08/2025 - 01/08/2026: $782,500

Agent Comments

The property is a modern design, traditional style townhouse on it's own title. It's a well spec home with a large open plan design and open outdoor entertaining area.

Comparable Properties



1b Glenys Av AIRPORT WEST 3042 (REI)

3 2 1

Price: $930,000
Method: Private Sale
Date: 25/05/2026
Property Type: Townhouse (Single)

Agent Comments

The properties are comparable as they are a similar spec properties with a traditional layout and with street frontage. Laurence Ave is superior as it is located closer to schools, shops and freeways, however inferior as it is an older property and not quite as high end



8 Cope St AIRPORT WEST 3042 (REI/VG)

3 2 1

Price: $875,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: House (Res)
Land Size: 210 sqm approx

Agent Comments

The properties are comparable as they are similar spec with a traditional layout and street frontage. Laurence Ave is superior as it is better condition and better located, however inferior as it has a smaller outdoor area and land size



7 Lock St AIRPORT WEST 3042 (REI/VG)

3 2 1

Price: $860,000
Method: Sold Before Auction
Date: 17/03/2026
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 223 sqm approx

Agent Comments

The properties are comparable as they are similar spec with a traditional layout and street frontage. Laurence Ave is superior as it has a more open functional floorplan and has a retreat/ study, however inferior as it has a smaller outdoor area and land size

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