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	48 Clydesdale Road, Airport West Vic 3042

Indicative selling price

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

Range between $1,180,000 & $1,230,000

Median sale price

Median price $1,100,000 Property Type House Suburb Airport West

Period - From 01/04/2026 to 30/06/2026 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	12 Highlawn Av AIRPORT WEST 3042	$1,076,000	04/08/2026
2	21 Coniston Av AIRPORT WEST 3042	$1,130,000	01/08/2026
3	47 Elstone Av AIRPORT WEST 3042	$1,275,000	04/07/2026

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: 20/08/2026 13:19

48 Clydesdale Road, Airport West Vic 3042

Nelson Alexander

Alicia Vavassori
0420 422 191
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4 2 2

Property Type: House

Agent Comments

Original, brick home with 4 bedrooms, 2 bathrooms and a larger block size.

Indicative Selling Price
$1,180,000 - $1,230,000
Median House Price
June quarter 2026: $1,100,000

Comparable Properties



12 Highlawn Av AIRPORT WEST 3042 (REI)

3 1 1

Price: $1,076,000
Method: Sold Before Auction
Date: 04/08/2026
Property Type: House
Land Size: 604 sqm approx

Agent Comments

Similar, original home. Smaller land and one less bedroom.



21 Coniston Av AIRPORT WEST 3042 (REI)

5 1 2

Price: $1,130,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

Similar original single level home.



47 Elstone Av AIRPORT WEST 3042 (REI)

2 1 3

Price: $1,275,000
Method: Auction Sale
Date: 04/07/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Similar original home and spacious block.

Account - Nelson Alexander | P: 03 9379 1313 | F: 03 9379 2344

REIV THE DIFFERENCE | propertydata.com.au

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