

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 26/10/26

Property offered for sale

Address
Including suburb and
postcode 2a North Street, Airport West Victoria 3042

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	4	2	1	169m ²	348m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Range between \$1,250,000

&

\$1,290,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price \$1,100,000

Property type House

Suburb Airport West

Period: from 01/04/2026

to

30/06/2026

Source REIV propertydata.com.au/RPData/Core Logic

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[Insert N/A in blank sections]

Comparable property 1

Address	Sale price	Date of sale
101 Halsey Road, Airport West Victoria	1,207,500	17/08/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	3	2	2	120m ²	614m ²

Comparable property 2

Address	Sale price	Date of sale
34 Bowes Avenue, Airport West	1,310,000	08/05/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	4	2	1	213m ²	390m ²

Comparable property 3

Address	Sale price	Date of sale
8 Green Street, Airport West Victoria	1,386,000	14//04/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	3	3	2	195m ²	348m ²