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	17 Etzel Street, Airport West Vic 3042

Indicative selling price

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

Range between $1,220,000 & $1,290,000

Median sale price

Median price $1,080,000 Property Type House Suburb Airport West

Period - From 01/07/2025 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	34 Bowes Av AIRPORT WEST 3042	$1,310,000	08/05/2026
2			
3			

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: 19/08/2026 13:06

17 Etzel Street, Airport West Vic 3042

JellisCraig

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4 3 1

Property Type: House

Agent Comments

Brand new side by side residence offering 4 bed 3 bath, 2 master bedrooms, 2 ensuites, spacious living, premium finishes.

Indicative Selling Price
$1,220,000 - $1,290,000
Median House Price
Year ending June 2026: $1,080,000

Comparable Properties



34 Bowes Av AIRPORT WEST 3042 (REI/VG)

4 2 1

Price: $1,310,000
Method: Private Sale
Date: 08/05/2026
Rooms: 5
Property Type: House (Res)
Land Size: 390 sqm approx

Agent Comments

Similar property with larger land size and one less bathroom.

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.

REIV THE DIFFERENCE

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