

# Property Price Statement

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 28/10/26

### Property offered for sale

Address  
Including suburb and  
postcode 6/11 Ian Crescent, Airport West Victoria 3042

### Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Townhouse     | 2             | 2              | 2               | 125m <sup>2</sup>                         | 203m <sup>2</sup>                    |

### Indicative selling price

For the meaning of *indicative selling price*, see [consumer.vic.gov.au/underquoting](http://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 \$680,000 & \$745,000

### 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 \$720,000 Property type Unit Suburb Airport West

Period: from 01/07/2026 to 30/09/2026 Source REIV [propertydata.com.au/RPData/Core Logic](http://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 |
|-----------------------------------|------------|--------------|
| 3/12 Walters Avenue, Airport West | 742,000    | 15/08/26     |

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Unit          | 2             | 1              | 1               | 131m <sup>2</sup>                         | 148m <sup>2</sup>                    |

### Comparable property 2

| Address             | Sale price | Date of sale |
|---------------------|------------|--------------|
| 2/12 Walters Avenue | 765,000    | 23/09/26     |

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Unit          | 2             | 2              | 1               | 157m <sup>2</sup>                         | 157m <sup>2</sup>                    |

### Comparable property 3

| Address           | Sale price | Date of sale |
|-------------------|------------|--------------|
| 2/12 Bowes Avenue | 683,500    | 14/10/2026   |

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Unit          | 2             | 1              | 1               | 106m <sup>2</sup>                         | 165m <sup>2</sup>                    |