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	147 Marshall Road, Airport West Vic 3042

Indicative selling price

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

Range between $600,000 & $640,000

Median sale price

Median price $707,500 Property Type Unit Suburb Airport West

Period - From 01/07/2024 to 30/09/2024 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	21 Thomas St AIRPORT WEST 3042	$602,000	02/11/2024
2	6/57 King St AIRPORT WEST 3042	$625,000	08/10/2024
3	2/45 Matthews Av AIRPORT WEST 3042	$645,000	16/09/2024

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: 18/12/2024 08:50

147 Marshall Road, Airport West Vic 3042

Alicia Vavassori
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3 2 1

Property Type: Unit

Agent Comments

Single level, 3 bed, 2 bath property with a single car garage in a private court location.

Indicative Selling Price
$600,000 - $640,000
Median Unit Price
September quarter 2024: $707,500

Comparable Properties



21 Thomas St AIRPORT WEST 3042 (REI)

3 1 3

Price: $602,000
Method: Auction Sale
Date: 02/11/2024
Property Type: House (Res)

Agent Comments

Similar 3 bedroom, brick build property.



6/57 King St AIRPORT WEST 3042 (VG)

3 - -

Price: $625,000
Method: Sale
Date: 08/10/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar 3 bedroom, brick build property.



2/45 Matthews Av AIRPORT WEST 3042 (REI)

3 2 1

Price: $645,000
Method: Sold Before Auction
Date: 16/09/2024
Property Type: House (Res)

Agent Comments

Similar 3 bedroom, brick build property.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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