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	24 Creswell Avenue, Airport West Vic 3042

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $935,000 Property Type House Suburb Airport West

Period - From 01/01/2024 to 31/12/2024 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	69 Hawker St AIRPORT WEST 3042	$942,500	07/12/2024
2	88 Parer Rd AIRPORT WEST 3042	$906,000	16/11/2024
3	119 Bowes Av AIRPORT WEST 3042	$970,200	09/11/2024

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: 24/01/2025 15:24

24 Creswell Avenue, Airport West Vic 3042

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3 1 2

Rooms: 5
Property Type: House
Land Size: 697 sqm approx

Indicative Selling Price
$960,000 - $1,050,000
Median House Price
Year ending December 2024: $935,000

Agent Comments

Original home offering 3 bed,1 bath & off street parking for 2+ cars. Ideal for those looking to renovate, re-build, or redevelop STCA.

Comparable Properties



69 Hawker St AIRPORT WEST 3042 (REI)

3 1 4

Price: $942,500
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments

Larger block further from Keilor Rd.



88 Parer Rd AIRPORT WEST 3042 (REI)

2 1 2

Price: $906,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

Smaller block on a busier Street.



119 Bowes Av AIRPORT WEST 3042 (REI/VG)

4 1 2

Price: $970,200
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 705 sqm approx

Agent Comments

Similar land size on a busier St.

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