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	14b Clydesdale Road, Airport West Vic 3042

Indicative selling price

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

Range between $960,000 & $990,000

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	1/7 Bowes Av AIRPORT WEST 3042	$955,000	15/03/2025
2	2/48 Cameron St AIRPORT WEST 3042	$935,000	17/03/2025
3	44 Moorna Dr AIRPORT WEST 3042	$985,000	13/03/2025

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: 24/03/2025 18:40

14b Clydesdale Road, Airport West Vic 3042

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4 3 2

Property Type: House

Indicative Selling Price
$960,000 - $990,000
Median House Price
Year ending December 2024: $935,000

Agent Comments

New, 4 bed, 3 bath property with a double car garage. Reverse living style- outdoor area is a spacious balcony.

Comparable Properties

1/7 Bowes Av AIRPORT WEST 3042 (REI)

4 3 2

Price: $955,000
Method:
Date: 15/03/2025
Property Type: House

Agent Comments

Similar, street frontage, 4 bedroom, 3 bathroom townhouse. Lack of double garage however has second car space on title. Part of a block with multiple dwellings



2/48 Cameron St AIRPORT WEST 3042 (REI)

3 2 2

Price: $935,000
Method: Private Sale
Date: 17/03/2025
Property Type: Townhouse (Single)

Agent Comments

Similar, new build double story home with 2 car garage. Inferior due to lack of street frontage and lack of 4th bedroom.



44 Moorna Dr AIRPORT WEST 3042 (REI)

4 2 1

Price: $985,000
Method: Private Sale
Date: 13/03/2025
Rooms: 5
Property Type: House (Res)

Agent Comments

Similar 4 bedroom property. Lack of 3rd bedroom. Street frontage and also a house with it's own title.

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