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	2/51 CONISTON AVENUE AIRPORT WEST VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$676,500	Property type	Unit	Suburb	Airport West
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
3/12 LAURENCE AVENUE AIRPORT WEST VIC 3042	$760,100	06-May-25
3/10 HART STREET AIRPORT WEST VIC 3042	$765,000	09-Apr-25
1/1 BEDFORD STREET AIRPORT WEST VIC 3042	$740,000	11-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 23 May 2025

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3/12 LAURENCE AVENUE AIRPORT WEST VIC 3042

3 1 2

Sold Price RS $760,100 Sold Date 06-May-25

Distance 0.26km



3/10 HART STREET AIRPORT WEST VIC 3042

3 1 1

Sold Price RS $765,000 Sold Date 09-Apr-25

Distance 0.64km



1/1 BEDFORD STREET AIRPORT WEST VIC 3042

3 2 1

Sold Price $740,000 Sold Date 11-Mar-25

Distance 0.91km

RS = Recent sale **UN** = Undisclosed Sale

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