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	3/92 Bowes Avenue, Airport West Vic 3042

Indicative selling price

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

Range between $760,000 & $800,000

Median sale price

Median price $750,000 Property Type Unit Suburb Airport West

Period - From 01/10/2024 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	2/17 Hart St AIRPORT WEST 3042	$830,000	24/02/2025
2	3/24 Bowes Av AIRPORT WEST 3042	$795,000	11/12/2024
3			

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: 27/03/2025 09:25

3/92 Bowes Avenue, Airport West Vic 3042

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3 2 1

Property Type: Townhouse (Single)
Land Size: 167 sqm approx

Agent Comments

5yr old townhouse, part of a owners corporation

Indicative Selling Price
$760,000 - $800,000
Median Unit Price
December quarter 2024: $750,000

Comparable Properties



2/17 Hart St AIRPORT WEST 3042 (REI)

3 2 2

Price: $830,000
Method: Private Sale
Date: 24/02/2025
Property Type: Townhouse (Single)

Agent Comments

Brand new townhouse, double car garage



3/24 Bowes Av AIRPORT WEST 3042 (REI/VG)

3 2 1

Price: $795,000
Method: Auction Sale
Date: 11/12/2024
Property Type: Townhouse (Res)

Agent Comments

Older townhouse, close to freeway

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.

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