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	17 Etzel Street, Airport West Vic 3042

Indicative selling price

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

Range between $880,000 & $920,000

Median sale price

Median price $940,000 Property Type House Suburb Airport West

Period - From 01/04/2024 to 31/03/2025 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 Harrington Rd AIRPORT WEST 3042	$900,500	15/02/2025
2	123 Victory Rd AIRPORT WEST 3042	$880,000	03/02/2025
3	137 Marshall Rd AIRPORT WEST 3042	$925,000	14/12/2024

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: 07/04/2025 09:25

17 Etzel Street, Airport West Vic 3042

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3 1 2

Property Type: House

Agent Comments

Original 3 bedroom home.

Indicative Selling Price
$880,000 - $920,000
Median House Price
Year ending March 2025: $940,000

Comparable Properties



1 Harrington Rd AIRPORT WEST 3042 (REI)

3 1 1

Price: $900,500
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments

Similar 3 bedroom home on a similar sized block.



123 Victory Rd AIRPORT WEST 3042 (REI/VG)

3 1 1

Price: $880,000
Method: Private Sale
Date: 03/02/2025
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

Similar 3 bedroom home on a similar sized block



137 Marshall Rd AIRPORT WEST 3042 (REI/VG)

3 1 4

Price: $925,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 610 sqm approx

Agent Comments

Similar 3 bedroom home on a similar sized block.

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