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	24a Roberts Road, Airport West Vic 3042

Indicative selling price

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

Range between $690,000 & $730,000

Median sale price

Median price $985,000 Property Type House Suburb Airport West

Period - From 01/01/2025 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	25 Thomas St AIRPORT WEST 3042	$719,000	12/04/2025
2	26a Hart St AIRPORT WEST 3042	$780,000	12/04/2025
3	3/15 South Rd AIRPORT WEST 3042	$690,000	27/03/2025

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: 16/04/2025 20:24

24a Roberts Road, Airport West Vic 3042

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2 2 3

Property Type: House

Agent Comments

Spacious, 2 bedrooms, 2 bathrooms, 1 car garage home with two additional off street parking spaces.

Indicative Selling Price
$690,000 - $730,000
Median House Price
March quarter 2025: $985,000

Comparable Properties



25 Thomas St AIRPORT WEST 3042 (REI)

2 2 1

Price: $719,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Unit

Agent Comments

Similar 2 bed, 2 bath, 1 car garage home.



26a Hart St AIRPORT WEST 3042 (REI)

3 1 1

Price: $780,000
Method: Private Sale
Date: 12/04/2025
Property Type: Villa

Agent Comments

Similar, single level home and is one of two on the block. Superior due to extra bedroom. Inferior due to lack of second bathroom. Superior land size



3/15 South Rd AIRPORT WEST 3042 (REI)

3 2 2

Price: $690,000
Method: Auction Sale
Date: 27/03/2025
Property Type: House (Res)
Land Size: 200 sqm approx

Agent Comments

Similar, single level home on similar sized block. Superior due to third bedroom. Inferior due to being unit 3 as opposed to having its own title.

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