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	118 Halsey Road, Airport West Vic 3042

Indicative selling price

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

Range between $580,000 & $620,000

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	147 Mcnamara Av AIRPORT WEST 3042	$590,000	03/04/2025
2	122 Halsey Rd AIRPORT WEST 3042	$651,000	25/03/2025
3	81 Marshall Rd AIRPORT WEST 3042	$589,000	24/03/2025

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: 13/05/2025 12:26

118 Halsey Road, Airport West Vic 3042

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3 1 1

Property Type: House

Agent Comments

Single level, 3 bedroom home on subdivided block.

Indicative Selling Price
$580,000 - $620,000
Median House Price
March quarter 2025: $985,000

Comparable Properties



147 Mcnamara Av AIRPORT WEST 3042 (REI)

2 1 1

Price: $590,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: House (Res)

Agent Comments

Similar- house on subsidised/smaller parcel of land. Inferior- lack of third bedroom. Superior- newer build and in better condition.



122 Halsey Rd AIRPORT WEST 3042 (REI)

3 1 2

Price: $651,000
Method: Private Sale
Date: 25/03/2025
Property Type: House
Land Size: 339 sqm approx

Agent Comments

Similar- house on subsidised/smaller parcel of land. Superior condition of home.



81 Marshall Rd AIRPORT WEST 3042 (REI/VG)

2 1 1

Price: $589,000
Method: Private Sale
Date: 24/03/2025
Property Type: House

Agent Comments

Similar- house on subsidised/smaller parcel of land. Inferior- lack of third bedroom. Superior- home is in better condition.

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