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	7/39 Hillside Grove, Airport West Vic 3042

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $719,500 Property Type Unit Suburb Airport West

Period - From 01/04/2025 to 30/06/2025 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	3/32 Earl St AIRPORT WEST 3042	$580,300	09/06/2025
2	1/36 Fullarton Rd AIRPORT WEST 3042	$500,000	02/06/2025
3	4/9 West Ct AIRPORT WEST 3042	$575,000	08/05/2025

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: 16/07/2025 09:57

7/39 Hillside Grove, Airport West Vic 3042

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2 2 1

Property Type: Townhouse

Agent Comments

Modern, 2 bedroom, 2 bathroom townhouse.

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
June quarter 2025: $719,500

Comparable Properties



3/32 Earl St AIRPORT WEST 3042 (REI)

2 2 1

Price: $580,300
Method: Private Sale
Date: 09/06/2025
Property Type: Townhouse (Single)

Agent Comments

Similar 2 bedroom townhouse.



1/36 Fullarton Rd AIRPORT WEST 3042 (REI)

2 1 1

Price: $500,000
Method: Auction Sale
Date: 02/06/2025
Property Type: Townhouse (Res)

Agent Comments

Similar 2 bedroom townhouse. Inferior location- busier road.



4/9 West Ct AIRPORT WEST 3042 (REI/VG)

2 1 1

Price: $575,000
Method: Private Sale
Date: 08/05/2025
Property Type: Townhouse (Single)

Agent Comments

Similar 2 bedroom townhouse.

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