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	25 Green Street, Airport West Vic 3042

Indicative selling price

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

Range between $790,000 & $830,000

Median sale price

Median price $705,000 Property Type Unit 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	26a Hart St AIRPORT WEST 3042	$780,000	12/04/2025
2	5/14 Laurence Av AIRPORT WEST 3042	$785,000	05/04/2025
3	100a Halsey Rd AIRPORT WEST 3042	$880,000	22/03/2025

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: 30/06/2025 13:23

25 Green Street, Airport West Vic 3042

Alicia Vavassori
8378 0500
0420 422 191
alicia.vavassori@jelliscraig.com.au



3 2 1

Property Type: Villa

Agent Comments

Single level, brick property. 3 bedrooms, 2 bathrooms and single car garage.

Indicative Selling Price
$790,000 - $830,000
Median Unit Price
Year ending March 2025: $705,000

Comparable Properties



26a Hart St AIRPORT WEST 3042 (REI/VG)

3 1 1

Price: $780,000
Method: Private Sale
Date: 12/04/2025
Property Type: Villa
Land Size: 216 sqm approx

Agent Comments

Similar 3 bedroom, 2 bathroom single level property. Inferior due to being a back property - lack of street frontage.



5/14 Laurence Av AIRPORT WEST 3042 (REI/VG)

3 2 2

Price: $785,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)

Agent Comments

Similar 3 bedroom, 2 bathroom single level property. Inferior due to being a back property - lack of street frontage.



100a Halsey Rd AIRPORT WEST 3042 (REI/VG)

3 2 1

Price: $880,000
Method: Sold Before Auction
Date: 22/03/2025
Property Type: House (Res)

Agent Comments

Similar 3 bedroom, 2 bathroom single level property. Superior due to being a dual occ, side by side home.

Account - Jellis Craig | P: 03 9379 2000

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.