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	1/25 CLYDESDALE ROAD AIRPORT WEST VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$780,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$907,000	Property type	House	Suburb	Airport West
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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 6 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
4/34 CLYDESDALE ROAD AIRPORT WEST VIC 3042	$797,500	05-Jul-25
2/1 CLARKS ROAD KEILOR EAST VIC 3033	$818,000	08-Jul-25
3/92 BOWES AVENUE AIRPORT WEST VIC 3042	$825,000	08-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 13 August 2025

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4/34 CLYDESDALE ROAD AIRPORT WEST VIC 3042

3 2 1

Sold Price **$797,500** Sold Date **05-Jul-25**

Distance **0.07km**

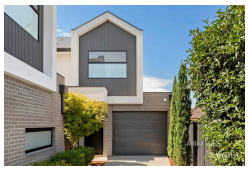


2/1 CLARKS ROAD KEILOR EAST VIC 3033

3 1 2

Sold Price RS **$818,000** Sold Date **08-Jul-25**

Distance **1.47km**



3/92 BOWES AVENUE AIRPORT WEST VIC 3042

3 2 1

Sold Price **$825,000** Sold Date **08-Apr-25**

Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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