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	165a Parer Road, Airport West Vic 3042

Indicative selling price

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

Range between $1,020,000 & $1,060,000

Median sale price

Median price $923,000 Property Type House 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	44a Moorna Dr AIRPORT WEST 3042	$1,075,000	14/06/2025
2	240 Parer Rd AIRPORT WEST 3042	$1,155,000	24/03/2025
3	44 Moorna Dr AIRPORT WEST 3042	$985,000	13/03/2025

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: 04/08/2025 10:25

165a Parer Road, Airport West Vic 3042

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4 2 2

Property Type: House

Agent Comments

4 bedroom, 2 bathroom, dual occ style property with single car garage.

Indicative Selling Price
$1,020,000 - $1,060,000
Median House Price
June quarter 2025: $923,000

Comparable Properties



44a Moorna Dr AIRPORT WEST 3042 (REI)

4 3 1

Price: $1,075,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 276 sqm approx

Agent Comments

Offers similar accommodation.



240 Parer Rd AIRPORT WEST 3042 (REI)

4 3 2

Price: $1,155,000
Method: Private Sale
Date: 24/03/2025
Property Type: House

Agent Comments

Offers similar accommodation. Similar location. Newer build.



44 Moorna Dr AIRPORT WEST 3042 (REI/VG)

4 2 1

Price: $985,000
Method: Private Sale
Date: 13/03/2025
Rooms: 5
Property Type: House (Res)
Land Size: 254 sqm approx

Agent Comments

Offers similar accommodation. Inferior location and inferior due to being on 3 levels.

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