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	7/19 Matthews Avenue, Airport West Vic 3042

Indicative selling price

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

Single price $910,000

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	3/60 Bowes Av AIRPORT WEST 3042	$840,000	20/09/2025
2	2/32 Mcnamara Av AIRPORT WEST 3042	$770,000	11/09/2025
3	1/24 Mcnamara Av AIRPORT WEST 3042	$800,000	04/09/2025

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: 02/10/2025 09:59

7/19 Matthews Avenue, Airport West Vic 3042

JellisCraig

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3 3 2

Property Type: Townhouse

Agent Comments

3 bedroom, 3 bathroom, tri-level modern townhouse. Street frontage

Indicative Selling Price
$910,000
Median Unit Price
June quarter 2025: $719,500

Comparable Properties



3/60 Bowes Av AIRPORT WEST 3042 (REI)

3 2 1

Price: $840,000
Method: Private Sale
Date: 20/09/2025
Property Type: Townhouse (Single)

Agent Comments

Townhouse offers similar accommodation. Inferior due to lack of street frontage, lack of third bathroom and second car space in garage. Superior due to lower density block and location.



2/32 Mcnamara Av AIRPORT WEST 3042 (REI)

3 2 2

Price: $770,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: Townhouse (Res)

Agent Comments

Townhouse offers similar accommodation. Inferior due to lack of street frontage, lack of third bathroom and second car space in garage. Superior due to lower density block and location.



1/24 Mcnamara Av AIRPORT WEST 3042 (REI)

3 3 2

Price: $800,000
Method: Sold Before Auction
Date: 04/09/2025
Property Type: Townhouse (Res)

Agent Comments

Townhouse offers similar accommodation - 3 bed, 3 bath. Similar street frontage and similar location.

REIV THE DIFFERENCE | propertydata.com.au

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