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	4/63 King Street, Airport West Vic 3042

Indicative selling price

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

Single price $830,000

Median sale price

Median price $718,500 Property Type Unit Suburb Airport West

Period - From 01/07/2025 to 30/09/2025 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	2a Patrick Ct AIRPORT WEST 3042	$832,000	06/09/2025
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: 13/10/2025 11:05

4/63 King Street, Airport West Vic 3042

Adam Hicks
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3 2 2

Property Type: Townhouse (Res)

Agent Comments

Three bedroom townhouse, two bathroom and two car garage

Indicative Selling Price
$830,000
Median Unit Price
September quarter 2025: $718,500

Comparable Properties



3/60 Bowes Av AIRPORT WEST 3042 (REI)

3 2 1

Price: $840,000
Method: Private Sale
Date: 20/09/2025
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

Similar location, similar accommodation (one less car space)



2a Patrick Ct AIRPORT WEST 3042 (REI)

3 2 1

Price: $832,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)
Land Size: 167 sqm approx

Agent Comments

Similar location, similar accommodation (one less car space)



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

Similar location, similar accommodation (one more batrhroom)

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