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	3/57 Parer Road, Airport West Vic 3042

Indicative selling price

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

Range between $400,000 & $420,000

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	9/59 Parer Rd AIRPORT WEST 3042	$450,000	21/05/2025
2	8/59 Parer Rd AIRPORT WEST 3042	$455,000	06/05/2025
3			

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.

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3/57 Parer Road, Airport West Vic 3042

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



2 1 1

Property Type: Townhouse

Agent Comments

2 bedroom, reverse living townhouse.

Indicative Selling Price
$400,000 - $420,000
Median Unit Price
June quarter 2025: $719,500

Comparable Properties

9/59 Parer Rd AIRPORT WEST 3042 (VG)

2 - -

Price: $450,000
Method: Sale
Date: 21/05/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar 2 bedroom townhouse in identical block next door.



8/59 Parer Rd AIRPORT WEST 3042 (REI/VG)

2 1 1

Price: $455,000
Method: Private Sale
Date: 06/05/2025
Property Type: Townhouse (Single)
Land Size: 44 sqm approx

Agent Comments

Similar 2 bedroom townhouse in identical block next door.

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.

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