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	67 Bowes Avenue, Airport West Vic 3042

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $968,000 Property Type House Suburb Airport West

Period - From 29/09/2024 to 28/09/2025 Source Property Data

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	32 Hillside Gr AIRPORT WEST 3042	$1,030,000	21/06/2025
2	65 Fraser St AIRPORT WEST 3042	$1,030,000	07/06/2025
3	192 Parer Rd AIRPORT WEST 3042	$900,000	03/05/2025

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: 29/09/2025 15:04

67 Bowes Avenue, Airport West Vic 3042

JellisCraig

Jason Johnson
0438 305 044
jasonjohnson@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 714.039 sqm approx

Indicative Selling Price
$900,000 - $990,000
Median House Price
29/09/2024 - 28/09/2025: $968,000

Agent Comments

Property is in original condition. Good block (715sqm) next to Bowes reserve.

Comparable Properties



32 Hillside Gr AIRPORT WEST 3042 (REI)

3 1 3

Price: $1,030,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House
Land Size: 636 sqm approx

Agent Comments

Superior location, better condition home, smaller block size.



65 Fraser St AIRPORT WEST 3042 (REI)

3 1 1

Price: $1,030,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments

Smaller block. Similar condition home, side street off Bowes ave



192 Parer Rd AIRPORT WEST 3042 (REI/VG)

3 1 2

Price: $900,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House
Land Size: 595 sqm approx

Agent Comments

Smaller block and main through road

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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