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	1/67 ROBERTS ROAD AIRPORT WEST VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$679,000	Property type	Unit	Suburb	Airport West
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
1/38-40 HIGHLANDS AVENUE AIRPORT WEST VIC 3042	$730,000	22-Jul-25
140 MARSHALL ROAD AIRPORT WEST VIC 3042	$708,000	19-Jul-25
73 HALSEY ROAD AIRPORT WEST VIC 3042	$690,000	14-May-25

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 6 months.~~

This Statement of Information was prepared on: 13 October 2025

Scott Latham
M 0457817772
E slatham@woodards.com.au



1/38-40 HIGHLANDS AVENUE AIRPORT WEST VIC 3042

3 1 1

Sold Price **$730,000** Sold Date **22-Jul-25**

Distance **0.82km**



140 MARSHALL ROAD AIRPORT WEST VIC 3042

3 1 1

Sold Price **$708,000** Sold Date **19-Jul-25**

Distance **1.08km**



73 HALSEY ROAD AIRPORT WEST VIC 3042

3 1 1

Sold Price **$690,000** Sold Date **14-May-25**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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