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	3/75 KING STREET 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	$830,000	&	$870,000

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
1/25 CLYDESDALE ROAD AIRPORT WEST VIC 3042	$830,000	16-Aug-25
3/60 BOWES AVENUE AIRPORT WEST VIC 3042	$840,000	20-Sep-25
2A PATRICK COURT AIRPORT WEST VIC 3042	$832,000	06-Sep-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: 31 October 2025

Leman Djemal
M 0427579365
E Lem@lmpropertyco.com.au



1/25 CLYDESDALE ROAD AIRPORT WEST VIC 3042

3 2 1

Sold Price **$830,000** Sold Date **16-Aug-25**

Distance **0.5km**



3/60 BOWES AVENUE AIRPORT WEST VIC 3042

3 2 1

Sold Price RS **$840,000** Sold Date **20-Sep-25**

Distance **0.7km**



2A PATRICK COURT AIRPORT WEST VIC 3042

3 2 1

Sold Price RS **$832,000** Sold Date **06-Sep-25**

Distance **1.04km**

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

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