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	7A Thomas Street, Airport West Vic 3042

Indicative selling price

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

Range between $1,050,000 & $1,100,000

Median sale price

Median price $1,130,000 Property Type House 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	53A Hillside Gr AIRPORT WEST 3042	$1,090,000	11/10/2025
2	59a Fraser St AIRPORT WEST 3042	$1,045,000	03/11/2025
3	56a Elstone Av AIRPORT WEST 3042	$1,060,000	28/06/2025

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: 20/11/2025 12:39

7A Thomas Street, Airport West Vic 3042

JellisCraig

Adam Hicks
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3 2 2

Property Type: House

Agent Comments

Three bedroom house, 2 bathroom and two off street car spaces

Indicative Selling Price
$1,050,000 - $1,100,000
Median House Price
September quarter 2025: $1,130,000

Comparable Properties

53A Hillside Gr AIRPORT WEST 3042 (REI)

3 2 2

Price: $1,090,000
Method:
Date: 11/10/2025
Property Type: House

Agent Comments

Similar location, accommodation (one level) & internal condition



59a Fraser St AIRPORT WEST 3042 (REI)

3 3 1

Price: $1,045,000
Method: Sold Before Auction
Date: 03/11/2025
Property Type: House (Res)
Land Size: 301 sqm approx

Agent Comments

Similar location, similar accommodation (one more bedroom and double storey), & internal condition



56a Elstone Av AIRPORT WEST 3042 (REI/VG)

3 2 2

Price: $1,060,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 350 sqm approx

Agent Comments

Similar location, accommodation (one level) & internal condition

REIV THE DIFFERENCE

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