

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

2/34 CLYDESDALE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Unit

Suburb

Airport West

Period-from

01 Mar 2025

to

28 Feb 2026

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

1/67 ROBERTS ROAD AIRPORT WEST VIC 3042	\$750,000	22-Nov-25
2A WEST COURT AIRPORT WEST VIC 3042	\$725,000	26-Feb-26
1/178 PARER ROAD AIRPORT WEST VIC 3042	\$735,000	21-Mar-26

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: 23 March 2026


**1/67 ROBERTS ROAD AIRPORT
WEST VIC 3042**
 3
  1
  1

 Sold Price **\$750,000** Sold Date **22-Nov-25**

 Distance **0.28km**

**2A WEST COURT AIRPORT WEST
VIC 3042**
 2
  1
  1

 Sold Price ^{RS} **\$725,000** Sold Date **26-Feb-26**

 Distance **0.62km**

**1/178 PARER ROAD AIRPORT
WEST VIC 3042**
 3
  2
  2

 Sold Price ^{RS} **\$735,000** ^{UN} Sold Date **21-Mar-26**

 Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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