

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

2/27 Etzel Street, Airport West Vic 3042

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,027,500 Property Type House Suburb Airport West

Period - From 01/04/2025 to 31/03/2026 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	23a Tasman Av STRATHMORE HEIGHTS 3041	\$1,575,000	21/04/2026
2	6a West Ct AIRPORT WEST 3042	\$1,450,000	21/02/2026
3	74a Marshall Rd AIRPORT WEST 3042	\$1,495,000	24/11/2025

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:

28/04/2026 12:46

Dylan Francis
0421 023 832
dylan@whitefoxrealestate.com.au



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending March 2026: \$1,027,500

Comparable Properties



23a Tasman Av STRATHMORE HEIGHTS 3041 (REI)

Agent Comments

4 4 2

Price: \$1,575,000

Method: Private Sale

Date: 21/04/2026

Property Type: House

Land Size: 306 sqm approx



6a West Ct AIRPORT WEST 3042 (REI/VG)

Agent Comments

4 3 1

Price: \$1,450,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 319 sqm approx



74a Marshall Rd AIRPORT WEST 3042 (REI/VG)

Agent Comments

4 3 2

Price: \$1,495,000

Method: Sold Before Auction

Date: 24/11/2025

Property Type: House (Res)

Land Size: 307 sqm approx

Account - Whitefox Real Estate | P: 96459699



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