

# 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 Bedford Street, Airport West Vic 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$975,000 Property Type House Suburb Airport West

Period - From 01/01/2026 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	26 Etzel St AIRPORT WEST 3042	\$1,019,500	11/04/2026
2	10 Peters St AIRPORT WEST 3042	\$975,000	23/03/2026
3	13 Milleara Rd KEILOR EAST 3033	\$950,000	21/01/2026

**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:

24/04/2026 16:18

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 3   
  1   
  2
**Rooms:** 4**Property Type:** House (Res)**Land Size:** 581 sqm approx**Agent Comments**

Three-bedroom home in a prime location near shopping, schools and transport, offering easy freeway access. Set on approx. 581sqm with wide frontage and side driveway to rear, ideal for renovators, investors or developers (STCA). Includes self-contained bungalow and strong future potential.

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

March quarter 2026: \$975,000

## Comparable Properties

**26 Etzel St AIRPORT WEST 3042 (REI)**
 3   
  1   
  2
**Price:** \$1,019,500**Method:** Auction Sale**Date:** 11/04/2026**Property Type:** House (Res)**Land Size:** 592 sqm approx**Agent Comments**

They are comparable as they are similar spec homes in Airport West, closely located with similar development potential. 2 Bedford St is superior with a wider frontage and self contained bungalow, but inferior as Etzel St offers more updated presentation and overall appeal.

**10 Peters St AIRPORT WEST 3042 (REI)**
 3   
  1   
  2
**Price:** \$975,000**Method:** Private Sale**Date:** 23/03/2026**Property Type:** House**Land Size:** 552 sqm approx**Agent Comments**

They are comparable as they are similar spec homes in, closely located with similar development potential. 2 Bedford St is superior with a larger 580sqm allotment, wider frontage and bungalow, but inferior as 10 Peters St presents better condition and appeal

**13 Milleara Rd KEILOR EAST 3033 (REI/VG)**
 3   
  1   
  2
**Price:** \$950,000**Method:** Private Sale**Date:** 21/01/2026**Rooms:** 7**Property Type:** House (Res)**Land Size:** 690 sqm approx**Agent Comments**

The properties are comparable as both are similar spec homes in nearby suburbs with similar price points and strong development appeal. 2 Bedford St is superior with a wider frontage, side access, bungalow and better located but inferior due to a much smaller land size

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