

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 48A Walters Avenue, Airport West Vic 3042

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,070,000 Property Type House Suburb Airport West

Period - From 01/10/2025 to 31/12/2025 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	39a Elstone Av AIRPORT WEST 3042	\$1,295,000	09/12/2025
2	19 Etzel St AIRPORT WEST 3042	\$1,200,000	14/11/2025
3	6 Thomas St AIRPORT WEST 3042	\$1,238,000	24/09/2025

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: 04/02/2026 12:03

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Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2025: \$1,070,000

Comparable Properties



39a Elstone Av AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$1,295,000
Method: Auction Sale
Date: 09/12/2025
Rooms: 5
Property Type: House (Res)
Land Size: 337 sqm approx



19 Etzel St AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$1,200,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: House (Res)



6 Thomas St AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$1,238,000
Method: Auction Sale
Date: 24/09/2025
Property Type: House (Res)
Land Size: 350 sqm approx

Account - Whitefox Real Estate | P: 96459699



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