

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

73 Mcintosh Street, Airport West Vic 3042

Indicative selling price

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

Range between

\$1,190,000

&

\$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	9 Haldane Rd NIDDRIE 3042	\$1,170,000	14/02/2026
2	93 Hotham Rd NIDDRIE 3042	\$1,201,000	14/02/2026
3	71 Marshall Rd AIRPORT WEST 3042	\$1,215,000	16/12/2025

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:

23/02/2026 13:13



 3
  1
  2

Property Type: House

Agent Comments

Single level original home on spacious block

Indicative Selling Price

\$1,190,000 - \$1,250,000

Median House Price

December quarter 2025: \$1,070,000

Comparable Properties



9 Haldane Rd NIDDRIE 3042 (REI)

 4
  1
  1

Price: \$1,170,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Agent Comments

Similar original home on smaller sized block. Inferior home condition



93 Hotham Rd NIDDRIE 3042 (REI)

 3
  1
  1

Price: \$1,201,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 644 sqm approx

Agent Comments

Similar original home on smaller sized block. Inferior home condition



71 Marshall Rd AIRPORT WEST 3042 (REI)

 4
  1
  2

Price: \$1,215,000

Method: Private Sale

Date: 16/12/2025

Property Type: House (Res)

Agent Comments

Similar original home on smaller sized block.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555