

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

142a Halsey Road, Airport West Vic 3042

Indicative selling price

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

Range between \$1,050,000 & \$1,100,000

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	86a Victory Rd AIRPORT WEST 3042	\$1,080,000	01/12/2025
2	7a Thomas St AIRPORT WEST 3042	\$1,100,000	25/11/2025
3	19 Etzel St AIRPORT WEST 3042	\$1,200,000	14/11/2025

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:

04/02/2026 11:56



3 2 2

Property Type: House

Agent Comments

Single level, 3 bedroom home with multiple living areas.

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

December quarter 2025: \$1,070,000

Comparable Properties



86a Victory Rd AIRPORT WEST 3042 (REI/VG)

3 2 1

Price: \$1,080,000

Method: Sold Before Auction

Date: 01/12/2025

Rooms: 5

Property Type: House (Res)

Land Size: 302 sqm approx

Agent Comments

Similar 3 bedroom dual occ. Inferior age.



7a Thomas St AIRPORT WEST 3042 (REI)

3 2 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 25/11/2025

Property Type: House (Res)

Agent Comments

Similar dual occ 3 bedroom single level



19 Etzel St AIRPORT WEST 3042 (REI)

3 2 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 14/11/2025

Property Type: House (Res)

Agent Comments

Similar single level 3 bedroom home

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