

# 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

25 Harrington Road, 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 \$920,000 & \$995,000

### Median sale price

Median price \$1,010,000 Property Type House Suburb Airport West

Period - From 11/12/2024 to 10/12/2025 Source Property Data

### 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	51 Newman Cr NIDDRIE 3042	\$1,065,000	08/11/2025
2	29 Swan St KEILOR PARK 3042	\$905,000	11/10/2025
3	8 Urana Dr KEILOR EAST 3033	\$1,020,000	27/08/2025

**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:

11/12/2025 12:29

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 3  1  2

**Property Type:** House (Res)  
**Land Size:** 982 sqm approx

Agent Comments

3 bedrooms modernised bathroom Kitchen with family dining area Separate living with views over the private rear garden Double carport Central heating and cooling Massive room under the house

**Indicative Selling Price**

\$920,000 - \$995,000

**Median House Price**

11/12/2024 - 10/12/2025: \$1,010,000

## Comparable Properties



**51 Newman Cr NIDDRIE 3042 (REI)**

 4  2  -

**Price:** \$1,065,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 671 sqm approx

Agent Comments

Similar in that the home sits on a substantial sloping block of land although smaller than Harrington. The house is larger having 4BR and is in a more sought after location in Niddrie



**29 Swan St KEILOR PARK 3042 (REI)**

 3  1  1

**Price:** \$905,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 696 sqm approx

Agent Comments

Similar in that it is quite a large allotment although smaller than Harrington but is a flatter, more rectangular block therefore more appealing to developers but in a less sought after location than Airport West



**8 Urana Dr KEILOR EAST 3033 (REI/VG)**

 4  1  2

**Price:** \$1,020,000

**Method:** Sold Before Auction

**Date:** 27/08/2025

**Property Type:** House (Res)

**Land Size:** 671 sqm approx

Agent Comments

Similar in that it is a large irregular shaped block although smaller than Harrington. House is similar condition but land is relatively flat therefore more appealing to developers. It is also in a more sought after area of Keilor East

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