

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

113/8 WEBB ROAD AIRPORT WEST VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,000

Property type

Unit

Suburb

Airport West

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

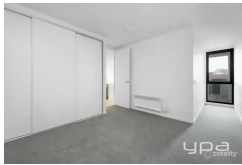
Date of sale

103/8 WEBB ROAD AIRPORT WEST VIC 3042	\$385,000	04-Apr-25
303/8 WEBB ROAD AIRPORT WEST VIC 3042	\$390,000	18-Jun-25
2/68 BROADMEADOWS ROAD TULLAMARINE VIC 3043	\$400,000	05-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 22 August 2025



**103/8 WEBB ROAD AIRPORT
WEST VIC 3042**

 2  1  1

Sold Price

\$385,000

Sold Date **04-Apr-25**

Distance

0km



**303/8 WEBB ROAD AIRPORT
WEST VIC 3042**

 2  1  1

Sold Price

^{RS} **\$390,000**

Sold Date **18-Jun-25**

Distance

0km



**2/68 BROADMEADOWS ROAD
TULLAMARINE VIC 3043**

 2  1  1

Sold Price

^{RS} **\$400,000**

Sold Date **05-Jun-25**

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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