

# 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 52 Marshall 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 \$940,000 & \$990,000

### 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	48E Fraser St AIRPORT WEST 3042	\$1,010,000	22/11/2025
2	24b Kingsley Rd AIRPORT WEST 3042	\$916,000	08/11/2025
3	48c Fraser St AIRPORT WEST 3042	\$945,000	06/10/2025

**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: 19/02/2026 15:30



**Rooms:** 1  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 307 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$940,000 - \$990,000  
**Median House Price**  
December quarter 2025: \$1,070,000

## Comparable Properties



**48E Fraser St AIRPORT WEST 3042 (REI/VG)**

Agent Comments



**Price:** \$1,010,000  
**Method:** Private Sale  
**Date:** 22/11/2025  
**Property Type:** House



**24b Kingsley Rd AIRPORT WEST 3042 (REI/VG)**

Agent Comments



**Price:** \$916,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 162 sqm approx



**48c Fraser St AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 06/10/2025  
**Property Type:** House (Res)

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