

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

2/12 BOWES AVENUE 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Airport West

Period-from

01 Sep 2025

to

31 Aug 2026

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

2/15-17 WATT STREET AIRPORT WEST VIC 3042	\$620,000	05-May-26
1/43-45 HART STREET AIRPORT WEST VIC 3042	\$635,000	08-May-26
2/49 ELSTONE AVENUE AIRPORT WEST VIC 3042	\$650,000	15-Apr-26

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: 15 September 2026



**2/15-17 WATT STREET AIRPORT
WEST VIC 3042**

2 1 2

Sold Price

\$620,000

Sold Date **05-May-26**

Distance

0.55km



**1/43-45 HART STREET AIRPORT
WEST VIC 3042**

2 1 1

Sold Price

\$635,000

Sold Date **08-May-26**

Distance

0.44km



**2/49 ELSTONE AVENUE AIRPORT
WEST VIC 3042**

2 1 1

Sold Price

\$650,000

Sold Date **15-Apr-26**

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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