

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

28 Hillside Grove, Airport West Vic 3042

Indicative selling price

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

Range between \$900,000

&

\$960,000

Median sale price

Median price \$1,080,000

Property Type House

Suburb Airport West

Period - From 01/07/2025

to

30/06/2026

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	7 Ceduna Ct KEILOR PARK 3042	\$890,000	22/06/2026
2	16 Craig St KEILOR EAST 3033	\$979,000	02/06/2026
3			

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:

26/08/2026 09:04



3 1 2

Property Type: House (Res)
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$960,000
Median House Price
Year ending June 2026: \$1,080,000

Comparable Properties



7 Ceduna Ct KEILOR PARK 3042 (REI/VG)

Agent Comments

3 1 4

Price: \$890,000
Method: Private Sale
Date: 22/06/2026
Rooms: 5
Property Type: House (Res)
Land Size: 568 sqm approx



16 Craig St KEILOR EAST 3033 (REI/VG)

Agent Comments

3 1 3

Price: \$979,000
Method: Private Sale
Date: 02/06/2026
Property Type: House (Res)
Land Size: 581 sqm approx

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.