

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

4/34 CLYDESDALE 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Airport West

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

1/32 MCNAMARA AVENUE AIRPORT WEST VIC 3042	\$780,000	22-Apr-25
3/92 BOWES AVENUE AIRPORT WEST VIC 3042	\$825,000	08-Apr-25
3/10 HART STREET AIRPORT WEST VIC 3042	\$765,000	09-Apr-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: 03 June 2025



**1/32 MCNAMARA AVENUE
AIRPORT WEST VIC 3042**

 3  2  1

Sold Price

\$780,000

Sold Date

22-Apr-25

Distance

0.55km



**3/92 BOWES AVENUE AIRPORT
WEST VIC 3042**

 3  2  1

Sold Price

\$825,000

Sold Date

08-Apr-25

Distance

0.62km



**3/10 HART STREET AIRPORT WEST
VIC 3042**

 3  1  1

Sold Price

\$765,000

Sold Date

09-Apr-25

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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