

## 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

36A FULLARTON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Airport West

Period-from

01 Feb 2025

to

31 Jan 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

2/98 MCNAMARA AVENUE AIRPORT WEST VIC 3042	\$522,500	04-Dec-25
4/2-4 WATT STREET AIRPORT WEST VIC 3042	\$550,000	05-Feb-26
3/35 ROBERTS ROAD AIRPORT WEST VIC 3042	\$525,000	06-Dec-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: 24 February 2026



**2/98 MCNAMARA AVENUE  
AIRPORT WEST VIC 3042**

2 1 1

Sold Price **\$522,500** Sold Date **04-Dec-25**

Distance **1.39km**



**4/2-4 WATT STREET AIRPORT  
WEST VIC 3042**

2 1 1

Sold Price <sup>RS</sup> **\$550,000** Sold Date **05-Feb-26**

Distance **0.28km**



**3/35 ROBERTS ROAD AIRPORT  
WEST VIC 3042**

2 1 1

Sold Price **\$525,000** Sold Date **06-Dec-25**

Distance **0.74km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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