

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

120 PARER 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$907,000

Property type

House

Suburb

Airport West

Period-from

01 Sep 2024

to

31 Aug 2025

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

129 PARER ROAD AIRPORT WEST VIC 3042	\$892,500	22-Apr-25
7 MCNAMARA AVENUE AIRPORT WEST VIC 3042	\$800,000	27-Jun-25
27 IAN CRESCENT AIRPORT WEST VIC 3042	\$875,000	05-Mar-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 September 2025



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**129 PARER ROAD AIRPORT WEST
VIC 3042**

4 1 3

Sold Price

\$892,500

Sold Date

22-Apr-25

Distance

0.3km



**7 MCNAMARA AVENUE AIRPORT
WEST VIC 3042**

3 1 1

Sold Price

^{RS} **\$800,000**

Sold Date

27-Jun-25

Distance

1.38km



**27 IAN CRESCENT AIRPORT WEST
VIC 3042**

3 1 3

Sold Price

\$875,000

Sold Date

05-Mar-25

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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