

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

1/19 PINE ROAD BAYSWATER VIC 3153

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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Bayswater

Period-from

01 Aug 2024

to

31 Jul 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

3/45 ROWSON STREET BORONIA VIC 3155	\$720,000	12-Jul-25
10B ORANGE GROVE BAYSWATER VIC 3153	\$746,000	29-May-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: 27 August 2025


**3/45 ROWSON STREET BORONIA
VIC 3155**

Sold Price

^{RS}
\$720,000

Sold Date

12-Jul-25


3



2



2

Distance

1.31km

**10B ORANGE GROVE BAYSWATER
VIC 3153**

Sold Price

\$746,000

Sold Date

29-May-25


3



1



1

Distance

0.13km
RS = Recent sale

UN = Undisclosed Sale

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