

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

4/26 Orange Grove, Bayswater Vic 3153

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$686,500

Property Type

Unit

Suburb

Bayswater

Period - From

03/09/2024

to

02/09/2025

Source

Property Data

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	1/3 Violon St BAYSWATER 3153	\$530,000	15/07/2025
2	18/31-35 Glen Park Rd BAYSWATER NORTH 3153	\$536,000	06/04/2025
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:

03/09/2025 10:44



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
03/09/2024 - 02/09/2025: \$686,500

Comparable Properties



1/3 Violen St BAYSWATER 3153 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 15/07/2025
Property Type: Unit
Land Size: 119 sqm approx



18/31-35 Glen Park Rd BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$536,000
Method: Private Sale
Date: 06/04/2025
Property Type: Unit
Land Size: 163 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.

