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	6/14 Tintern Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $670,000 Property Type Unit Suburb Bayswater North

Period - From 10/09/2024 to 09/09/2025 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	27/241 Canterbury Rd BAYSWATER NORTH 3153	$510,500	29/08/2025
2	2/346 Bayswater Rd BAYSWATER NORTH 3153	$485,000	14/06/2025
3	1/91 Bayswater Rd CROYDON 3136	$515,000	07/05/2025

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: 10/09/2025 13:14

6/14 Tintern Avenue, Bayswater North Vic 3153

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
10/09/2024 - 09/09/2025: $670,000

Comparable Properties

27/241 Canterbury Rd BAYSWATER NORTH 3153 (REI)

2 1 1

Agent Comments

Price: $510,500
Method: Private Sale
Date: 29/08/2025
Property Type: Unit

2/346 Bayswater Rd BAYSWATER NORTH 3153 (REI/VG)

2 1 1

Agent Comments

Price: $485,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit
Land Size: 262 sqm approx

1/91 Bayswater Rd CROYDON 3136 (REI)

2 1 1

Agent Comments

Price: $515,000
Method: Private Sale
Date: 07/05/2025
Property Type: Unit

Account - Barry Plant | P: 03 9722 7166

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