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	205/18 Myrtle Street, Bayswater Vic 3153

Indicative selling price

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

Range between $460,000 & $500,000

Median sale price

Median price $670,000 Property Type Unit Suburb Bayswater

Period - From 08/10/2024 to 07/10/2025 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	9/25 King St BAYSWATER 3153	$500,000	06/08/2025
2			
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: 08/10/2025 10:51

205/18 Myrtle Street, Bayswater Vic 3153

2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$460,000 - $500,000
Median Unit Price
08/10/2024 - 07/10/2025: $670,000

Comparable Properties



9/25 King St BAYSWATER 3153 (REI)

2 1 1

Price: $500,000
Method: Private Sale
Date: 06/08/2025
Property Type: Apartment

Agent Comments

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.

Account - Barry Plant | P: 03 9722 7166

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