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	3/353 Bayswater Road, Bayswater North Vic 3153

Indicative selling price

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

Range between $530,000 & $580,000

Median sale price

Median price $642,500 Property Type Unit Suburb Bayswater North

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	8/68 Station St BAYSWATER 3153	$550,000	03/10/2025
2	6/14 Tintern Av BAYSWATER NORTH 3153	$566,000	23/09/2025
3	20/16-18 Hamilton Rd BAYSWATER NORTH 3153	$560,000	13/05/2025

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: 08/10/2025 10:59

3/353 Bayswater Road, Bayswater North Vic 3153



Property Type:
Agent Comments

Indicative Selling Price
$530,000 - $580,000
Median Unit Price
08/10/2024 - 07/10/2025: $642,500

Comparable Properties



8/68 Station St BAYSWATER 3153 (REI)

2 1 1

Price: $550,000
Method: Private Sale
Date: 03/10/2025
Property Type: Unit
Land Size: 81 sqm approx

Agent Comments



6/14 Tintern Av BAYSWATER NORTH 3153 (REI)

2 1 1

Price: $566,000
Method: Private Sale
Date: 23/09/2025
Property Type: Unit
Land Size: 132 sqm approx

Agent Comments



20/16-18 Hamilton Rd BAYSWATER NORTH 3153 (REI)

2 1 1

Price: $560,000
Method: Private Sale
Date: 13/05/2025
Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9722 7166

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