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	13A Illawara Crescent, Bayswater North Vic 3153

Indicative selling price

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

Range between $760,000 & $820,000

Median sale price

Median price $898,750 Property Type House Suburb Bayswater North

Period - From 14/10/2024 to 13/10/2025 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	7a Peter St CROYDON SOUTH 3136	$886,000	06/09/2025
2	92a Eastfield Rd CROYDON SOUTH 3136	$838,000	27/08/2025
3	3/8 Dunlop Av BAYSWATER NORTH 3153	$760,000	01/07/2025

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: 14/10/2025 11:54

13A Illawara Crescent, Bayswater North Vic 3153



3 2 2

Property Type: House
Land Size: 221 sqm approx

Agent Comments

Indicative Selling Price
$760,000 - $820,000
Median House Price
14/10/2024 - 13/10/2025: $898,750

Comparable Properties



7a Peter St CROYDON SOUTH 3136 (REI)

3 2 1

Price: $886,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 273 sqm approx

Agent Comments



92a Eastfield Rd CROYDON SOUTH 3136 (REI)

3 2 2

Price: $838,000
Method: Private Sale
Date: 27/08/2025
Property Type: House
Land Size: 291 sqm approx

Agent Comments



3/8 Dunlop Av BAYSWATER NORTH 3153 (REI/VG)

3 2 2

Price: $760,000
Method: Private Sale
Date: 01/07/2025
Property Type: Townhouse (Single)
Land Size: 331 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166

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