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	1/353 BAYSWATER ROAD BAYSWATER NORTH VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$585,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$638,000	Property type	Unit	Suburb	Bayswater North
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

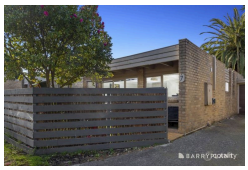
Address of comparable property	Price	Date of sale
7/12-14 HAMILTON ROAD BAYSWATER NORTH VIC 3153	$590,000	28-Aug-25
9/37-41 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	$595,000	07-May-25
3/9-11 ELMHURST ROAD BAYSWATER NORTH VIC 3153	$640,000	23-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 21 October 2025

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7/12-14 HAMILTON ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price **$590,000** Sold Date **28-Aug-25**

Distance **0.7km**



9/37-41 GLEN PARK ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price **$595,000** Sold Date **07-May-25**

Distance **0.19km**



3/9-11 ELMHURST ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price **$640,000** Sold Date **23-Jun-25**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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