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	36 ORCHARD ROAD BAYSWATER 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	$850,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$890,000	Property type	House	Suburb	Bayswater
Period-from	01 Nov 2024	to	31 Oct 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
45 SYDNEY ROAD BAYSWATER VIC 3153	$825,000	13-Sep-25
3 JOEL COURT BAYSWATER VIC 3153	$888,888	26-May-25
12 DERWENT DRIVE BAYSWATER VIC 3153	$955,000	11-Oct-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: 10 November 2025

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45 SYDNEY ROAD BAYSWATER VIC 3153

3 1 -

Sold Price RS $825,000 Sold Date 13-Sep-25

Distance 1.2km



3 JOEL COURT BAYSWATER VIC 3153

3 1 1

Sold Price $888,888 Sold Date 26-May-25

Distance 1.04km



12 DERWENT DRIVE BAYSWATER VIC 3153

3 1 2

Sold Price RS $955,000 Sold Date 11-Oct-25

Distance 0.16km

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

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