

# 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

9/77 Greenhill Road, Bayswater North Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$640,000

### Median sale price

Median price \$664,000

Property Type Unit

Suburb Bayswater North

Period - From 12/11/2024

to

11/11/2025

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	11/77-79 Bayswater Rd CROYDON 3136	\$630,000	25/08/2025
2	2/357 Bayswater Rd BAYSWATER NORTH 3153	\$635,000	10/07/2025
3	3/9-11 Elmhurst Rd BAYSWATER NORTH 3153	\$640,000	23/06/2025

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:

12/11/2025 12:50



Property Type:  
Agent Comments

Indicative Selling Price  
\$590,000 - \$640,000  
Median Unit Price  
12/11/2024 - 11/11/2025: \$664,000

## Comparable Properties



11/77-79 Bayswater Rd CROYDON 3136 (REI) Agent Comments



Price: \$630,000  
Method: Private Sale  
Date: 25/08/2025  
Property Type: Unit



2/357 Bayswater Rd BAYSWATER NORTH 3153 (REI/VG) Agent Comments



Price: \$635,000  
Method: Private Sale  
Date: 10/07/2025  
Property Type: Unit  
Land Size: 164 sqm approx



3/9-11 Elmhurst Rd BAYSWATER NORTH 3153 (REI) Agent Comments



Price: \$640,000  
Method: Private Sale  
Date: 23/06/2025  
Property Type: Unit  
Land Size: 206 sqm approx

Account - Barry Plant | P: 03 9722 7166



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