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	5/39 ELMHURST 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	$680,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$642,500	Property type	Unit	Suburb	Bayswater North
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
8/14 BRANCH ROAD BAYSWATER NORTH VIC 3153	$690,000	05-Jun-25
1/2A ELM STREET BAYSWATER VIC 3153	$715,000	28-Jun-25
2/24 ELMHURST ROAD BAYSWATER NORTH VIC 3153	$720,000	28-Jul-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: 12 November 2025

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8/14 BRANCH ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price **$690,000** Sold Date **05-Jun-25**

Distance **1.75km**

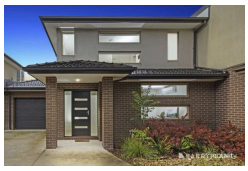


1/2A ELM STREET BAYSWATER VIC 3153

3 1 2

Sold Price **$715,000** Sold Date **28-Jun-25**

Distance **0.96km**



2/24 ELMHURST ROAD BAYSWATER NORTH VIC 3153

2 2 1

Sold Price **$720,000** Sold Date **28-Jul-25**

Distance **0.16km**

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

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