

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

370 Colchester Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$910,500 Property Type House Suburb Bayswater North

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	19 Leighton Rd BAYSWATER NORTH 3153	\$874,000	26/09/2025
2	6 Stafford Ct BAYSWATER NORTH 3153	\$895,000	15/07/2025
3	935 Mountain Hwy BAYSWATER 3153	\$845,000	25/06/2025

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:

19/11/2025 11:49



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Property Type: House
Land Size: 820 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
September quarter 2025: \$910,500

Comparable Properties



19 Leighton Rd BAYSWATER NORTH 3153 (REI) **Agent Comments**

3 2 2

Price: \$874,000
Method: Private Sale
Date: 26/09/2025
Rooms: 5
Property Type: House (Res)
Land Size: 502 sqm approx



6 Stafford Ct BAYSWATER NORTH 3153 (REI/VG) **Agent Comments**

3 2 2

Price: \$895,000
Method: Private Sale
Date: 15/07/2025
Rooms: 5
Property Type: House (Res)
Land Size: 790 sqm approx



935 Mountain Hwy BAYSWATER 3153 (REI/VG) **Agent Comments**

3 2 2

Price: \$845,000
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 354 sqm approx