

# 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

17 Branch 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)

Single price

\$1,009,000

### 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	114 Belmont Rd.E CROYDON SOUTH 3136	\$1,035,000	24/07/2025
2	33 Jennifer Cr BAYSWATER NORTH 3153	\$1,031,000	09/07/2025
3	202 Bayswater Rd BAYSWATER NORTH 3153	\$1,020,000	14/06/2025

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:

03/12/2025 13:47



 4  2  2

**Property Type:** House (Res)

**Land Size:** 882 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,009,000

**Median House Price**

September quarter 2025: \$910,500

## Comparable Properties



**114 Belmont Rd.E CROYDON SOUTH 3136 (REI/VG)**

Agent Comments

 4  1  4

**Price:** \$1,035,000

**Method:** Private Sale

**Date:** 24/07/2025

**Property Type:** House

**Land Size:** 864 sqm approx



**33 Jennifer Cr BAYSWATER NORTH 3153 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,031,000

**Method:** Private Sale

**Date:** 09/07/2025

**Property Type:** House

**Land Size:** 738 sqm approx



**202 Bayswater Rd BAYSWATER NORTH 3153 (REI/VG)**

Agent Comments

 4  1  1

**Price:** \$1,020,000

**Method:** Auction Sale

**Date:** 14/06/2025

**Property Type:** House (Res)

**Land Size:** 1332 sqm approx

Account - Barry Plant | P: 03 9722 7166