

## 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

3/5 COORIE AVENUE BAYSWATER VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$688,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jan 2025

to

31 Dec 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

3/9 PINE ROAD BAYSWATER VIC 3153	\$632,000	04-Oct-25
2/22 NEILSON STREET BAYSWATER VIC 3153	\$668,000	10-Sep-25
1/69 SCORESBY ROAD BAYSWATER VIC 3153	\$688,000	25-Sep-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: 15 January 2026



**3/9 PINE ROAD BAYSWATER VIC 3153**

Sold Price

**\$632,000**

Sold Date

**04-Oct-25**

 2

 1

 1

Distance

**0.23km**



**2/22 NEILSON STREET BAYSWATER VIC 3153**

Sold Price

**\$668,000**

Sold Date

**10-Sep-25**

 2

 1

 1

Distance

**0.41km**



**1/69 SCORESBY ROAD BAYSWATER VIC 3153**

Sold Price

**\$688,000**

Sold Date

**25-Sep-25**

 2

 1

 1

Distance

**0.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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