

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 (*Delete single price or range as applicable)

Single Price		or range between	\$630,000	&	\$680,000
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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**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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