

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

2/48 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,500

Property type

Unit

Suburb

Bayswater North

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

2/16-18 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$590,000	16-Dec-25
11/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$635,275	20-Aug-25
27/56-60 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$655,000	01-Dec-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: 21 January 2026


**2/16-18 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price

^{RS} **\$590,000** Sold Date **16-Dec-25**

Distance **0.29km**

**11/346-354 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price

^{RS} **\$635,275** Sold Date **20-Aug-25**

Distance **0.4km**

**27/56-60 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**
 2  1  2

Sold Price

^{RS} **\$655,000** Sold Date **01-Dec-25**

Distance **1.26km**
RS = Recent sale

UN = Undisclosed Sale

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