

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

6/39 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

\$690,000

&

\$750,000

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

12/197 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$670,000	26-Nov-25
10/197 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$725,500	24-Dec-25
5/39 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$740,000	25-Nov-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



**12/197 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price

^{RS} **\$670,000** Sold Date **26-Nov-25**

Distance **1.72km**



**10/197 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price

^{RS} **\$725,500** Sold Date **24-Dec-25**

Distance **1.72km**



**5/39 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 2  2  1

Sold Price

^{RS} **\$740,000** Sold Date **25-Nov-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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