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	12/25 KING STREET 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	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$688,000	Property type	Unit	Suburb	Bayswater
Period-from	01 Feb 2025	to	31 Jan 2026	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
10/21 KING STREET BAYSWATER VIC 3153	$477,000	19-Dec-25
8/21 KING STREET BAYSWATER VIC 3153	$515,000	04-Sep-25
103/13 KING STREET BAYSWATER VIC 3153	$500,000	24-Oct-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: 04 February 2026

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10/21 KING STREET BAYSWATER VIC 3153

2 1 1

Sold Price **$477,000** Sold Date **19-Dec-25**

Distance **0.04km**



8/21 KING STREET BAYSWATER VIC 3153

2 1 1

Sold Price **$515,000** Sold Date **04-Sep-25**

Distance **0.04km**



103/13 KING STREET BAYSWATER VIC 3153

2 1 1

Sold Price **$500,000** Sold Date **24-Oct-25**

Distance **0.11km**

RS = Recent sale **UN** = Undisclosed Sale

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