

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

32/26-32 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Bayswater North

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

8/68 STATION STREET BAYSWATER VIC 3153	\$550,000	29-Sep-25
6/14 TINTERN AVENUE BAYSWATER NORTH VIC 3153	\$566,000	23-Sep-25
11/56-60 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$556,500	30-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: 18 February 2026

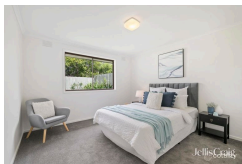

**8/68 STATION STREET
BAYSWATER VIC 3153**
 2  1  1

Sold Price **\$550,000** Sold Date **29-Sep-25**

Distance **0.86km**

**6/14 TINTERN AVENUE
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price **\$566,000** Sold Date **23-Sep-25**

Distance **1.89km**

**11/56-60 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price **\$556,500** Sold Date **30-Oct-25**

Distance **1.12km**
RS = Recent sale

UN = Undisclosed Sale

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