

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

16/16-18 HAMILTON 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Mar 2025

to

28 Feb 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

11/56-60 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$556,500	30-Oct-25
5/2 COORIE AVENUE BAYSWATER VIC 3153	\$585,000	19-Feb-26
5/2-6 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$600,000	11-Feb-26

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: 12 March 2026


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

 2
  1
  1

Sold Price

\$556,500

Sold Date **30-Oct-25**

Distance

0.44km

**5/2 COORIE AVENUE BAYSWATER
VIC 3153**

 2
  1
  1

Sold Price

^{RS} **\$585,000**

Sold Date **19-Feb-26**

Distance

1.56km

**5/2-6 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

 2
  1
  2

Sold Price

^{RS} **\$600,000**

Sold Date **11-Feb-26**

Distance

0.14km
RS = Recent sale

UN = Undisclosed Sale

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