

## 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

21 KALAWAR AVENUE BAYSWATER NORTH VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$840,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$928,500

Property type

House

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

3 FORBES COURT BAYSWATER NORTH VIC 3153	\$841,000	09-Dec-25
7 TARAKAN STREET BORONIA VIC 3155	\$888,000	18-Feb-26
5 WIMBORNE COURT BAYSWATER NORTH VIC 3153	\$910,000	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: 12 March 2026

Renata Illingworth

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**3 FORBES COURT BAYSWATER  
NORTH VIC 3153**
 3  1  2

Sold Price

**\$841,000**

 Sold Date **09-Dec-25**

Distance

**0.2km**

**7 TARAKAN STREET BORONIA VIC  
3155**
 3  1  2

Sold Price

<sup>RS</sup> **\$888,000**

 Sold Date **18-Feb-26**

Distance

**1.63km**

**5 WIMBORNE COURT BAYSWATER  
NORTH VIC 3153**
 3  2  2

Sold Price

**\$910,000**

 Sold Date **30-Oct-25**

Distance

**0.58km**

RS = Recent sale

UN = Undisclosed Sale

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