

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

3 NEWELL STREET 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

\$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

1/368 CANTERBURY ROAD HEATHMONT VIC 3135	\$705,000	04-Jan-26
1/17 WHITE AVENUE BAYSWATER NORTH VIC 3153	\$725,000	11-Dec-25
1/39 GREENHILL ROAD BAYSWATER NORTH VIC 3153	\$752,000	21-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


**1/368 CANTERBURY ROAD
HEATHMONT VIC 3135**
 3  1  2

Sold Price

^{RS}
\$705,000

Sold Date

04-Jan-26

Distance

0.33km

**1/17 WHITE AVENUE BAYSWATER
NORTH VIC 3153**
 3  1  2

Sold Price

\$725,000

Sold Date

11-Dec-25

Distance

1.19km

**1/39 GREENHILL ROAD
BAYSWATER NORTH VIC 3153**
 2  1  2

Sold Price

\$752,000

Sold Date

21-Oct-25

Distance

0.12km
RS = Recent sale

UN = Undisclosed Sale

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