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	$540,000	&	$570,000

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: 26 March 2026

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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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