

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

102/7 BIRCH STREET BAYSWATER 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

Suburb

Bayswater

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

4/13 KING STREET BAYSWATER VIC 3153	\$475,000	26-Feb-26
109/7 BIRCH STREET BAYSWATER VIC 3153	\$485,000	17-Nov-25
102/1A HIGHMOOR AVENUE BAYSWATER VIC 3153	\$490,000	10-Mar-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: 31 March 2026

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**4/13 KING STREET BAYSWATER
VIC 3153**

Sold Price

^{RS}

\$475,000

Sold Date

26-Feb-26

 2  1  1

Distance

0km



**109/7 BIRCH STREET BAYSWATER
VIC 3153**

Sold Price

\$485,000

Sold Date

17-Nov-25

 2  1  2

Distance

0km



**102/1A HIGHMOOR AVENUE
BAYSWATER VIC 3153**

Sold Price

^{RS}

\$490,000

Sold Date

10-Mar-26

 2  1  1

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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