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	3/26 Sinclair Road, Bayswater Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $680,000 & $730,000

Median sale price

Median price $685,000 Property Type Unit Suburb Bayswater

Period - From 31/03/2025 to 30/03/2026 Source Property Data

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 six 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	12/20-24 Hamilton Rd BAYSWATER NORTH 3153	$730,000	24/02/2026
2	1/360 Dorset Rd BORONIA 3155	$720,000	15/12/2025
3	5/10 Hamilton Rd BAYSWATER NORTH 3153	$737,000	11/11/2025

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 six months.~~

This Statement of Information was prepared on: 31/03/2026 16:32