

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

2/4 POINTSIDE AVENUE 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,750

Property type

Unit

Suburb

Bayswater North

Period-from

01 May 2025

to

30 Apr 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

27/56-60 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$655,000	01-Dec-25
2/48 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$645,000	05-Feb-26
2/40-46 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$710,000	11-Nov-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 May 2026

**27/56-60 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

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Sold Price **\$655,000** Sold Date **01-Dec-25**Distance **0.18km****2/48 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

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Sold Price **\$645,000** Sold Date **05-Feb-26**Distance **1.34km****2/40-46 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

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Sold Price **\$710,000** Sold Date **11-Nov-25**Distance **1.31km****RS** = Recent sale**UN** = Undisclosed Sale

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