

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 Central Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Bayswater North

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

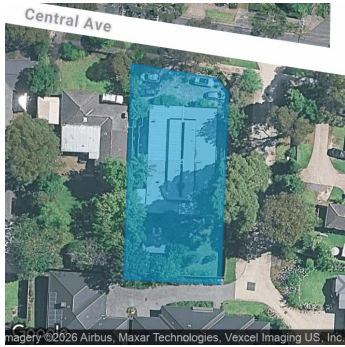
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/2-6 Hamilton Rd BAYSWATER NORTH 3153	\$585,000	06/05/2026
2	3/47 Elmhurst Rd BAYSWATER NORTH 3153	\$612,000	05/05/2026
3	2/30 Central Av BAYSWATER NORTH 3153	\$623,000	01/05/2026

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: 14/05/2026 09:37



2 1 1

Rooms: 3
Property Type: Unit
Land Size: 122 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
March quarter 2026: \$655,000

Comparable Properties



4/2-6 Hamilton Rd BAYSWATER NORTH 3153 (REI)

[Agent Comments](#)

2 1 1

Price: \$585,000
Method: Private Sale
Date: 06/05/2026
Property Type: Townhouse (Single)



3/47 Elmhurst Rd BAYSWATER NORTH 3153 (REI)

[Agent Comments](#)

2 1 1

Price: \$612,000
Method: Private Sale
Date: 05/05/2026
Property Type: Unit



2/30 Central Av BAYSWATER NORTH 3153 (REI)

[Agent Comments](#)

2 1 1

Price: \$623,000
Method: Private Sale
Date: 01/05/2026
Property Type: Unit
Land Size: 125 sqm approx

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