

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

5 Coolibah Cres, Bayswater, Vic 3153

Indicative selling price

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

range between \$800,000 & \$880,000

Median sale price

Median price \$971,000 Property type House Suburb Bayswater

Period - From 01/05/2025 to 30/04/2026 Source  PropTrack

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
62 Devenish Road, Boronia, VIC 3155	\$813,000	26/03/2026
5 Canterbury Court, Bayswater North, VIC 3153	\$885,000	28/02/2026
309 Boronia Rd, Boronia, VIC 3155	\$875,000	19/02/2026

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: 25/05/2026