

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

3/49-51 GLEN PARK ROAD 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,750

Property type

Unit

Suburb

Bayswater North

Period-from

01 Jun 2025

to

31 May 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

3/47 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$612,000	05-May-26
2/48 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$645,000	05-Feb-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: 16 June 2026

**3/47 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price

RS

\$612,000Sold Date **05-May-26**Distance **0.59km****2/48 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price

\$645,000Sold Date **05-Feb-26**Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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