

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

5/271 CANTERBURY 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

or range
between

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Jul 2025

to

30 Jun 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

4/2-6 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$585,000	06-May-26
3/47 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$612,000	24-Apr-26
2/30 CENTRAL AVENUE BAYSWATER NORTH VIC 3153	\$623,000	01-May-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: 15 July 2026


**4/2-6 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price

^{RS}
\$585,000

Sold Date

06-May-26

Distance

0.55km

**3/47 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price

\$612,000

Sold Date

24-Apr-26

Distance

0.8km

**2/30 CENTRAL AVENUE
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price

\$623,000

Sold Date

01-May-26

Distance

1.41km
RS = Recent sale

UN = Undisclosed Sale

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