

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

48 Sherman Drive, Bayswater North Vic 3153

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$920,000 Property Type House Suburb Bayswater North

Period - From 15/07/2025 to 14/07/2026 Source Property Data

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	95 Allambanan Dr BAYSWATER NORTH 3153	\$955,000	03/07/2026
2	322 Colchester Rd BAYSWATER NORTH 3153	\$967,000	20/06/2026
3	20 Landscape Dr BORONIA 3155	\$951,000	03/05/2026

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:

15/07/2026 15:11



Rooms: 7
Property Type: House
Land Size: 791.067 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$990,000
Median House Price
15/07/2025 - 14/07/2026: \$920,000

Comparable Properties



95 Allambanan Dr BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$955,000
Method: Private Sale
Date: 03/07/2026
Property Type: House
Land Size: 819 sqm approx



322 Colchester Rd BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$967,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 792 sqm approx



20 Landscape Dr BORONIA 3155 (REI)

Agent Comments



Price: \$951,000
Method: Private Sale
Date: 03/05/2026
Property Type: House
Land Size: 771 sqm approx