

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

6/16 JOHN STREET BAYSWATER 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Bayswater

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

2/40 SASSES AVENUE BAYSWATER VIC 3153	\$930,000	03-Jul-26
2/352 BORONIA ROAD BORONIA VIC 3155	\$874,000	25-May-26
19 ARMSTRONG ROAD HEATHMONT VIC 3135	\$1,040,000	27-Jun-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: 21 July 2026


**2/40 SASSES AVENUE
BAYSWATER VIC 3153**
 4  2  2

Sold Price

^{RS} **\$930,000** Sold Date **03-Jul-26**

Distance **0.8km**

**2/352 BORONIA ROAD BORONIA
VIC 3155**
 4  2  2

Sold Price

^{RS} **\$874,000** Sold Date **25-May-26**

Distance **1.46km**

**19 ARMSTRONG ROAD
HEATHMONT VIC 3135**
 4  3  2

Sold Price

^{RS} **\$1,040,000** ^{UN} Sold Date **27-Jun-26**

Distance **2.01km**
RS = Recent sale

UN = Undisclosed Sale

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