

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

7/22-24 Hamilton Road, Bayswater North Vic 3153

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$651,000

Property Type

Unit

Suburb

Bayswater North

Period - From

21/07/2025

to

20/07/2026

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	4/2-6 Hamilton Rd BAYSWATER NORTH 3153	\$585,000	06/05/2026
2	4/2-6 Hamilton Rd BAYSWATER NORTH 3153	\$585,000	06/05/2026
3	16/16-18 Hamilton Rd BAYSWATER NORTH 3153	\$571,000	02/04/2026

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:

21/07/2026 16:45



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$585,000

Median Unit Price

21/07/2025 - 20/07/2026: \$651,000

Comparable Properties



4/2-6 Hamilton Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Private Sale

Date: 06/05/2026

Property Type: Townhouse (Single)



4/2-6 Hamilton Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Private Sale

Date: 06/05/2026

Property Type: Townhouse (Single)



16/16-18 Hamilton Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

2 1 1

Price: \$571,000

Method: Private Sale

Date: 02/04/2026

Property Type: Unit

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454