

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

2 Fair Lane, Bayswater North Vic 3153

Indicative selling price

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

Range between

\$820,000

&

\$880,000

Median sale price

Median price

\$921,250

Property Type

House

Suburb

Bayswater North

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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	3/15 Wattle Rd BAYSWATER NORTH 3153	\$870,000	03/06/2026
2	2/15 Faraday Rd CROYDON SOUTH 3136	\$810,000	22/05/2026
3	2 Andrew Cr CROYDON SOUTH 3136	\$895,000	12/05/2026

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:

23/07/2026 10:14



 3  2  2

Property Type: House
Land Size: 294 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
Year ending June 2026: \$921,250

Comparable Properties



3/15 Wattle Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

 3  2  2

Price: \$870,000
Method: Private Sale
Date: 03/06/2026
Property Type: Townhouse (Single)



2/15 Faraday Rd CROYDON SOUTH 3136 (REI)

Agent Comments

 3  2  1

Price: \$810,000
Method: Private Sale
Date: 22/05/2026
Property Type: Townhouse (Single)



2 Andrew Cr CROYDON SOUTH 3136 (REI/VG)

Agent Comments

 3  2  3

Price: \$895,000
Method: Private Sale
Date: 12/05/2026
Property Type: House (Res)
Land Size: 456 sqm approx