

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

3/49-51 GLEN PARK 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

\$580,000

&

\$600,000

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

3/47 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$612,000	24-Apr-26
2/48 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$645,000	05-Feb-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: 27 July 2026


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

Sold Price

\$612,000

Sold Date **24-Apr-26**

Distance

0.62km

**2/48 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price

\$645,000

Sold Date **05-Feb-26**

Distance

0.66km
RS = Recent sale

UN = Undisclosed Sale

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