

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 COLBURY 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$923,750

Property type

House

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

1 KOORONG AVENUE BAYSWATER NORTH VIC 3153	\$960,000	31-Mar-26
19 TOOLIMERIN AVENUE BAYSWATER NORTH VIC 3153	\$900,000	07-Feb-26
95 ALLAMBANAN DRIVE BAYSWATER NORTH VIC 3153	\$955,000	03-Jul-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: 29 July 2026


1 KOORONG AVENUE BAYSWATER NORTH VIC 3153

Sold Price

\$960,000

Sold Date

31-Mar-26


Distance

0.39km

19 TOOLIMERIN AVENUE BAYSWATER NORTH VIC 3153

Sold Price

\$900,000

Sold Date

07-Feb-26


Distance

0.61km

95 ALLAMBANAN DRIVE BAYSWATER NORTH VIC 3153

Sold Price

^{RS} **\$955,000**

Sold Date

03-Jul-26


Distance

0.79km
RS = Recent sale

UN = Undisclosed Sale

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