

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

4/11 MAPLE 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Aug 2025

to

31 Jul 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

2/22 MAIDA AVENUE BAYSWATER VIC 3153	\$685,000	30-Jun-26
4/44 SINCLAIR ROAD BAYSWATER VIC 3153	\$652,000	13-Jun-26
7/23 DIXON COURT BORONIA VIC 3155	\$658,000	26-May-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: 05 August 2026



2/22 MAIDA AVENUE BAYSWATER VIC 3153

Sold Price

^{RS} **\$685,000** Sold Date **30-Jun-26**

 2  1  1

Distance **1.02km**



4/44 SINCLAIR ROAD BAYSWATER VIC 3153

Sold Price

^{RS} **\$652,000** Sold Date **13-Jun-26**

 2  2  1

Distance **1.23km**



7/23 DIXON COURT BORONIA VIC 3155

Sold Price

\$658,000 Sold Date **26-May-26**

 2  1  1

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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