

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 TIVERTON COURT 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 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

21 KALAWAR AVENUE BAYSWATER NORTH VIC 3153	\$920,000	25-Mar-26
1 KOORONG AVENUE BAYSWATER NORTH VIC 3153	\$960,000	31-Mar-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: 05 August 2026


**21 KALAWAR AVENUE
BAYSWATER NORTH VIC 3153**
 3  2  2

Sold Price

\$920,000

Sold Date

25-Mar-26

Distance

0.43km

**1 KOORONG AVENUE BAYSWATER
NORTH VIC 3153**
 4  2  2

Sold Price

\$960,000

Sold Date

31-Mar-26

Distance

0.81km

**95 ALLAMBANAN DRIVE
BAYSWATER NORTH VIC 3153**
 4  2  2

Sold Price

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

Sold Date

03-Jul-26

Distance

0.17km
RS = Recent sale

UN = Undisclosed Sale

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