

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

48 Sherman Drive, Bayswater North Vic 3153

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$920,000 Property Type House Suburb Bayswater North

Period - From 12/08/2025 to 11/08/2026 Source Property Data

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	8 Avington Cr BORONIA 3155	\$890,000	30/06/2026
2	17 Phipps Av BORONIA 3155	\$857,500	28/05/2026
3	332 Colchester Rd BAYSWATER NORTH 3153	\$870,000	28/04/2026

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:

12/08/2026 11:13



 4  2  5

Property Type: House
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
12/08/2025 - 11/08/2026: \$920,000

Comparable Properties



8 Avington Cr BORONIA 3155 (REI)

Agent Comments

 4  2  2

Price: \$890,000
Method: Private Sale
Date: 30/06/2026
Property Type: House
Land Size: 673 sqm approx



17 Phipps Av BORONIA 3155 (REI/VG)

Agent Comments

 4  2  4

Price: \$857,500
Method: Sold Before Auction
Date: 28/05/2026
Property Type: House (Res)
Land Size: 993 sqm approx



332 Colchester Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

 4  2  3

Price: \$870,000
Method: Private Sale
Date: 28/04/2026
Rooms: 6
Property Type: House (Res)
Land Size: 792 sqm approx

Account - Barry Plant | P: 03 9735 3300