

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

2/363 Bayswater Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Bayswater North

Period - From 01/07/2025 to 30/06/2026 Source REIV

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	10/43 Glen Park Rd BAYSWATER NORTH 3153	\$585,000	21/07/2026
2	2/33 High St BAYSWATER 3153	\$535,000	23/06/2026
3	16/16-18 Hamilton Rd BAYSWATER NORTH 3153	\$571,000	02/04/2026

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:

13/08/2026 13:33

2/363 Bayswater Road, Bayswater North Vic 3153



Ashley Hutson
97353300

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ahutson@barryplant.com.au

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

Year ending June 2026: \$655,000



2 1 1

Property Type: Unit

Land Size: 205 sqm approx

Agent Comments

Age 36 (approx) 1 or 7 in complex.

Comparable Properties



10/43 Glen Park Rd BAYSWATER NORTH 3153 (REI)

[Agent Comments](#)

2 1 1

Price: \$585,000

Method: Private Sale

Date: 21/07/2026

Property Type: Unit

Land Size: 252 sqm approx



2/33 High St BAYSWATER 3153 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$535,000

Method: Private Sale

Date: 23/06/2026

Property Type: Unit

Land Size: 151 sqm approx



16/16-18 Hamilton Rd BAYSWATER NORTH 3153 (REI)

[Agent Comments](#)

2 1 1

Price: \$571,000

Method: Private Sale

Date: 02/04/2026

Property Type: Unit

Account - Barry Plant | P: 03 9735 3300



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