

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

11/25 KING 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

\$495,000

&

\$540,000

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

8/27 KING STREET BAYSWATER VIC 3153	\$515,000	06-May-26
104/13 KING STREET BAYSWATER VIC 3153	\$520,000	07-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: 18 August 2026



**8/27 KING STREET BAYSWATER
VIC 3153**

Sold Price

^{RS}

\$515,000

Sold Date **06-May-26**

 2

 1

 1

Distance

0.02km



**104/13 KING STREET BAYSWATER
VIC 3153**

Sold Price

\$520,000

Sold Date **07-May-26**

 2

 1

 1

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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