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	5/271 CANTERBURY ROAD 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	$540,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$662,750	Property type	Unit	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
10/43 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	$585,000	21-Jul-26
16/24-28 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	$580,000	09-Aug-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: 20 August 2026

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10/43 GLEN PARK ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price RS **$585,000** Sold Date **21-Jul-26**

Distance **0.15km**



16/24-28 GLEN PARK ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price RS **$580,000** Sold Date **09-Aug-26**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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