

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

18/26-32 Elmhurst Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$640,500 Property Type Unit Suburb Bayswater North

Period - From 01/04/2026 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	16/24-28 Glen Park Rd BAYSWATER NORTH 3153	\$580,000	08/08/2026
2	10/43 Glen Park Rd BAYSWATER NORTH 3153	\$585,000	21/07/2026
3	7/24-28 Glen Park Rd BAYSWATER NORTH 3153	\$580,000	20/07/2026

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:

09/09/2026 11:57



Property Type: Strata Unit/Flat

[Agent Comments](#)

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

June quarter 2026: \$640,500

Comparable Properties



16/24-28 Glen Park Rd BAYSWATER NORTH 3153 (REI)

[Agent Comments](#)



Price: \$580,000

Method: Private Sale

Date: 08/08/2026

Property Type: Unit



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

[Agent Comments](#)



Price: \$585,000

Method: Private Sale

Date: 21/07/2026

Property Type: Unit

Land Size: 252 sqm approx

7/24-28 Glen Park Rd BAYSWATER NORTH 3153 (REI)

[Agent Comments](#)



Price: \$580,000

Method: Private Sale

Date: 20/07/2026

Property Type: Unit