

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

56 SHERMAN DRIVE 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

Other

Suburb

Bayswater North

Period-from

01 Sep 2025

to

31 Aug 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

2 COLBURY ROAD BAYSWATER NORTH VIC 3153	\$1,000,000	06-Aug-26
1 KOORONG AVENUE BAYSWATER NORTH VIC 3153	\$960,000	31-Mar-26
332 COLCHESTER ROAD BAYSWATER NORTH VIC 3153	\$870,000	28-Apr-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: 16 September 2026


**2 COLBURY ROAD BAYSWATER
NORTH VIC 3153**

Sold Price

^{RS}
\$1,000,000

Sold Date **06-Aug-26**
 3  2  2

Distance **0.21km**

**1 KOORONG AVENUE BAYSWATER
NORTH VIC 3153**

Sold Price

\$960,000

Sold Date **31-Mar-26**
 4  2  2

Distance **0.34km**

**332 COLCHESTER ROAD
BAYSWATER NORTH VIC 3153**

Sold Price

\$870,000

Sold Date **28-Apr-26**
 3  2  3

Distance **0.43km**
RS = Recent sale

UN = Undisclosed Sale

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