

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

48 Sherman Drive, Bayswater North Vic 3153

Indicative selling price

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

Single price

\$899,950

Median sale price

Median price

\$920,000

Property Type

House

Suburb

Bayswater North

Period - From

24/09/2025

to

23/09/2026

Source

Property Data

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 Blandford Cr BAYSWATER NORTH 3153	\$905,000	26/08/2026
2	8 Avington Cr BORONIA 3155	\$890,000	30/06/2026
3	332 Colchester Rd BAYSWATER NORTH 3153	\$870,000	28/04/2026

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:

24/09/2026 09:57



 4  2  5

Property Type: House
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
\$899,950

Median House Price
24/09/2025 - 23/09/2026: \$920,000

Comparable Properties



10 Blandford Cr BAYSWATER NORTH 3153 (REI)

Agent Comments

 4  2  2

Price: \$905,000
Method: Private Sale
Date: 26/08/2026
Property Type: House
Land Size: 857 sqm approx



8 Avington Cr BORONIA 3155 (REI)

Agent Comments

 4  2  2

Price: \$890,000
Method: Private Sale
Date: 30/06/2026
Property Type: House
Land Size: 673 sqm approx



332 Colchester Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

 4  2  3

Price: \$870,000
Method: Private Sale
Date: 28/04/2026
Rooms: 6
Property Type: House (Res)
Land Size: 792 sqm approx

Account - Barry Plant | P: 03 9735 3300