

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

6/346 Bayswater Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Bayswater North

Period - From 01/07/2025 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	1/2 Coorie Av BAYSWATER 3153	\$605,000	04/09/2026
2	10/51 Bayfield Rd.W BAYSWATER NORTH 3153	\$631,000	25/05/2026
3	3/47 Elmhurst Rd BAYSWATER NORTH 3153	\$612,000	05/05/2026

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:

29/09/2026 13:48



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
Year ending June 2026: \$655,000

Comparable Properties



1/2 Coorie Av BAYSWATER 3153 (REI)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 04/09/2026
Property Type: Unit
Land Size: 136 sqm approx



10/51 Bayfield Rd.W BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$631,000
Method: Private Sale
Date: 25/05/2026
Property Type: Unit
Land Size: 199 sqm approx



3/47 Elmhurst Rd BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$612,000
Method: Private Sale
Date: 05/05/2026
Property Type: Unit

Account - Barry Plant (Monash) | P: 03 9803 0400