

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

3/49-51 GLEN PARK 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

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

10/43 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$585,000	21-Jul-26
2/363 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$580,000	25-Aug-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: 29 September 2026


**10/43 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price

^{RS}
\$585,000

Sold Date

21-Jul-26

Distance

0.06km

**2/363 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price

^{RS}
\$580,000

Sold Date

25-Aug-26

Distance

0.11km

**16/24-28 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price

\$580,000

Sold Date

09-Aug-26

Distance

0.39km
RS = Recent sale

UN = Undisclosed Sale

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