

# 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 3/47 Elmhurst Road, Bayswater North Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$620,000

### Median sale price

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

Period - From 01/01/2026 to 31/03/2026 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	9/26-32 Elmhurst Rd BAYSWATER NORTH 3153	\$630,000	28/03/2026
2	32/26-32 Elmhurst Rd BAYSWATER NORTH 3153	\$625,000	13/03/2026
3	2/273 Canterbury Rd BAYSWATER NORTH 3153	\$510,000	13/09/2025

**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: 13/04/2026 15:19



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**Property Type:** Unit

Agent Comments

**Indicative Selling Price**  
\$580,000 - \$620,000  
**Median Unit Price**  
March quarter 2026: \$655,000

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.

## Comparable Properties



**9/26-32 Elmhurst Rd BAYSWATER NORTH 3153 (REI)**

Agent Comments

 2    1    1

**Price:** \$630,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** Unit

**Land Size:** 321 sqm approx



**32/26-32 Elmhurst Rd BAYSWATER NORTH 3153 (REI)**

Agent Comments

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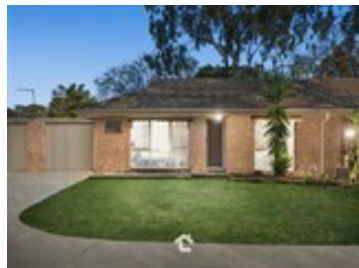
**Price:** \$625,000

**Method:** Private Sale

**Date:** 13/03/2026

**Property Type:** Unit

**Land Size:** 153 sqm approx



**2/273 Canterbury Rd BAYSWATER NORTH 3153 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 13/09/2025

**Property Type:** Unit

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