

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

14 Warriem Court, Bayswater Vic 3153

Indicative selling price

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

Single price \$990,000

Median sale price

Median price \$981,000

Property Type House

Suburb Bayswater

Period - From 01/10/2025

to 31/12/2025

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	16 Enfield Dr BAYSWATER 3153	\$960,000	08/11/2025
2	68 Scoresby Rd BAYSWATER 3153	\$925,000	11/10/2025
3	61 Sasses Av BAYSWATER 3153	\$881,000	06/09/2025

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:

13/02/2026 10:10



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Property Type: House (Res)
Land Size: 1281 sqm approx
 Agent Comments

Indicative Selling Price
 \$990,000
Median House Price
 December quarter 2025: \$981,000

Comparable Properties



16 Enfield Dr BAYSWATER 3153 (VG)

Agent Comments

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Price: \$960,000
Method: Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 725 sqm approx



68 Scoresby Rd BAYSWATER 3153 (REI/VG)

Agent Comments

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Price: \$925,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 725 sqm approx



61 Sasses Av BAYSWATER 3153 (VG)

Agent Comments

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Price: \$881,000
Method: Sale
Date: 06/09/2025
Property Type: Development Site (Res)
Land Size: 862 sqm approx

Account - Barry Plant | P: 03 9874 3355