

# 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 2B Willison Street, Bayswater Vic 3153

### Indicative selling price

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

Single price \$1,150,000

### Median sale price

Median price \$771,000

Property Type Townhouse

Suburb Bayswater

Period - From 27/04/2025

to 26/04/2026

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	1/1 Armstrong Rd BAYSWATER 3153	\$1,050,000	13/03/2026
2	6 Elizabeth St BAYSWATER 3153	\$1,024,000	14/02/2026
3	2/50 Orange Gr BAYSWATER 3153	\$1,288,000	01/12/2025

**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:

27/04/2026 12:38



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,150,000  
**Median Townhouse Price**  
27/04/2025 - 26/04/2026: \$771,000

## Comparable Properties



**1/1 Armstrong Rd BAYSWATER 3153 (REI/VG)**

Agent Comments



**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 13/03/2026  
**Property Type:** Townhouse (Single)



**6 Elizabeth St BAYSWATER 3153 (REI/VG)**

Agent Comments



**Price:** \$1,024,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 367 sqm approx

**2/50 Orange Gr BAYSWATER 3153 (VG)**

Agent Comments



**Price:** \$1,288,000  
**Method:** Sale  
**Date:** 01/12/2025  
**Property Type:** Flat/Unit/Apartment (Res)

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