

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

1/16 Lance Road, Bayswater Vic 3153

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$955,000

Property Type House

Suburb Bayswater

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	50 Orchard Rd BAYSWATER 3153	\$748,000	22/07/2026
2	1/13 Shetland Dr WANTIRNA 3152	\$750,000	30/06/2026
3	1/4 Pine Cr BORONIA 3155	\$695,000	30/04/2026

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:

11/09/2026 13:49



3 1 2

Property Type: House

Land Size: 462 sqm approx

Agent Comments

Comparable Properties



50 Orchard Rd BAYSWATER 3153 (REI)

Agent Comments

3 2 2

Price: \$748,000

Method: Private Sale

Date: 22/07/2026

Property Type: House (Res)

Land Size: 417 sqm approx



1/13 Shetland Dr WANTIRNA 3152 (REI/VG)

Agent Comments

3 2 1

Price: \$750,000

Method: Private Sale

Date: 30/06/2026

Property Type: Unit

Land Size: 372 sqm approx



1/4 Pine Cr BORONIA 3155 (REI/VG)

Agent Comments

2 1 1

Price: \$695,000

Method: Private Sale

Date: 30/04/2026

Property Type: Unit

Land Size: 290 sqm approx