

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

1/20 MAPLE STREET BAYSWATER 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

or range
between

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,500

Property type

Other

Suburb

Bayswater

Period-from

01 May 2025

to

30 Apr 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

3/22 MAPLE STREET BAYSWATER VIC 3153	\$875,000	17-Nov-25
1/22 ELM STREET BAYSWATER VIC 3153	\$940,000	31-Jan-26
2/19 MARLBOROUGH ROAD BAYSWATER VIC 3153	\$960,000	14-Mar-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: 11 May 2026



3/22 MAPLE STREET BAYSWATER VIC 3153 Sold Price **\$875,000** Sold Date **17-Nov-25**
Distance **0.03km**
3 2 2



1/22 ELM STREET BAYSWATER VIC 3153 Sold Price **\$940,000** Sold Date **31-Jan-26**
Distance **0.24km**
3 2 2

2/19 MARLBOROUGH ROAD BAYSWATER VIC 3153 Sold Price ^{RS} **\$960,000** Sold Date **14-Mar-26**
Distance **0.87km**
3 2 2

RS = Recent sale **UN** = Undisclosed Sale

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