

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

1/41 GRANT DRIVE BAYSWATER NORTH 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Feb 2025

to

31 Jan 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

1/14 WHITE AVENUE BAYSWATER NORTH VIC 3153	\$860,000	20-Jan-26
3/14 WHITE AVENUE BAYSWATER NORTH VIC 3153	\$860,000	20-Jan-26
79 ARMY ROAD BORONIA VIC 3155	\$850,000	14-Dec-25

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: 10 February 2026



1/14 WHITE AVENUE BAYSWATER NORTH VIC 3153

Sold Price

RS\$860,000

Sold Date

20-Jan-26

4

2

2

Distance

1.97km



3/14 WHITE AVENUE BAYSWATER NORTH VIC 3153

Sold Price

Sold Date

20-Jan-26

4

2

2

Distance

1.97km



79 ARMY ROAD BORONIA VIC 3155

Sold Price

\$850,000

Sold Date

14-Dec-25

4

2

3

Distance

2.08km



155 ALBERT AVENUE BORONIA VIC 3155

Sold Price

RS\$830,000

Sold Date

09-Jan-26

4

2

2

Distance

2.11km

RS = Recent sale UN = Undisclosed Sale

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