

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

1/49 Orange Grove, Bayswater Vic 3153

Indicative selling price

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

Range between

\$750,000

&

\$815,000

Median sale price

Median price

\$955,000

Property Type

House

Suburb

Bayswater

Period - From

01/01/2026

to

31/03/2026

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	2/12 Lance Rd BAYSWATER 3153	\$791,000	29/04/2026
2	3/54 Sinclair Rd BAYSWATER 3153	\$760,000	28/03/2026
3	2/20 Marlborough Rd BAYSWATER 3153	\$803,500	24/02/2026

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:

05/05/2026 15:27

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3 2 2

Property Type: House
Land Size: 333 sqm approx
Agent Comments

Indicative Selling Price

\$750,000 - \$815,000

Median House Price

March quarter 2026: \$955,000

Comparable Properties



2/12 Lance Rd BAYSWATER 3153 (REI)

Agent Comments

3 2 2

Price: \$791,000
Method: Auction Sale
Date: 29/04/2026
Property Type: Unit
Land Size: 308 sqm approx



3/54 Sinclair Rd BAYSWATER 3153 (REI/VG)

Agent Comments

3 2 2

Price: \$760,000
Method: Private Sale
Date: 28/03/2026
Property Type: Unit
Land Size: 205 sqm approx



2/20 Marlborough Rd BAYSWATER 3153 (REI/VG)

Agent Comments

3 2 2

Price: \$803,500
Method: Private Sale
Date: 24/02/2026
Property Type: Unit
Land Size: 293 sqm approx