

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

1/6 Elmhurst Road, Bayswater North Vic 3153

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$921,250

Property Type

House

Suburb

Bayswater North

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	2/2 Elm St BAYSWATER 3153	\$672,500	10/06/2026
2	2/1 Martin Pl BAYSWATER 3153	\$630,000	20/04/2026
3	1/633 Mountain Hwy BAYSWATER 3153	\$660,000	18/04/2026

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:

28/07/2026 14:51

1/6 Elmhurst Road, Bayswater North Vic 3153

JellisCraig

Jacob McGlinchey

9870 6211

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Indicative Selling Price

\$600,000 - \$650,000

Median House Price

Year ending June 2026: \$921,250



2 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



2/2 Elm St BAYSWATER 3153 (REI/VG)

Agent Comments

2 1 1

Price: \$672,500

Method: Private Sale

Date: 10/06/2026

Property Type: Townhouse (Single)

Land Size: 132 sqm approx



2/1 Martin Pl BAYSWATER 3153 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 20/04/2026

Property Type: Unit

Land Size: 294 sqm approx



1/633 Mountain Hwy BAYSWATER 3153 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000

Method: Private Sale

Date: 18/04/2026

Property Type: Townhouse (Res)

Land Size: 137 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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