

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

13B WARANGA ROAD 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$926,500

Property type

House

Suburb

Bayswater

Period-from

01 Mar 2025

to

28 Feb 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

2/7 BROWNING ROAD BORONIA VIC 3155	\$955,000	14-Nov-25
1/45 ROWSON STREET BORONIA VIC 3155	\$1,005,000	24-Jan-26
6 ELIZABETH STREET BAYSWATER VIC 3153	\$1,024,000	14-Feb-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: 25 March 2026



2/7 BROWNING ROAD BORONIA VIC 3155

4 3 2

Sold Price

\$955,000

Sold Date

14-Nov-25

Distance

0.7km



1/45 ROWSON STREET BORONIA VIC 3155

4 2 2

Sold Price

^{RS} **\$1,005,000**

Sold Date

24-Jan-26

Distance

0.99km



6 ELIZABETH STREET BAYSWATER VIC 3153

4 3 2

Sold Price

^{RS} **\$1,024,000** ^{UN}

Sold Date

14-Feb-26

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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