

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

14/1-3 Connolly Crescent, Bayswater North Vic 3153

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$655,000

Property Type

Unit

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	2/33 High St BAYSWATER 3153	\$535,000	23/06/2026
2	9/5 Alwyn St BAYSWATER 3153	\$530,000	11/06/2026
3	16/16-18 Hamilton Rd BAYSWATER NORTH 3153	\$571,000	02/04/2026

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:

28/08/2026 14:44

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2 1 1

Property Type: Unit

Land Size: 186 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending June 2026: \$655,000

Comparable Properties



2/33 High St BAYSWATER 3153 (REI/VG)

Agent Comments

2 1 1

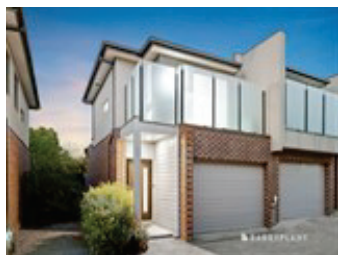
Price: \$535,000

Method: Private Sale

Date: 23/06/2026

Property Type: Unit

Land Size: 151 sqm approx



9/5 Alwyn St BAYSWATER 3153 (REI/VG)

Agent Comments

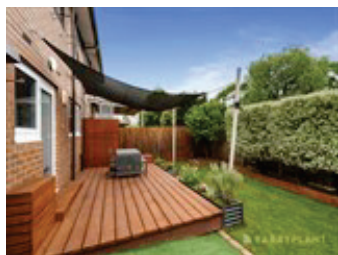
2 2 1

Price: \$530,000

Method: Private Sale

Date: 11/06/2026

Property Type: Townhouse (Single)



16/16-18 Hamilton Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

2 1 1

Price: \$571,000

Method: Private Sale

Date: 02/04/2026

Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211