

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	18 Glen Park Road, Bayswater North Vic 3153
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Indicative selling price

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

Range between &

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	3/15 Wattle Rd BAYSWATER NORTH 3153	\$870,000	03/06/2026
2	2/15 Faraday Rd CROYDON SOUTH 3136	\$810,000	22/05/2026
3	1/22 Elm St BAYSWATER 3153	\$940,000	31/01/2026

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:

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3 2 1

Property Type: Townhouse
Land Size: 292 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$900,000
Median House Price
Year ending June 2026: \$921,250

Comparable Properties



3/15 Wattle Rd BAYSWATER NORTH 3153 (REI)

3 2 2

Agent Comments

Price: \$870,000
Method: Private Sale
Date: 03/06/2026
Property Type: Townhouse (Single)



2/15 Faraday Rd CROYDON SOUTH 3136 (REI)

3 2 1

Agent Comments

Price: \$810,000
Method: Private Sale
Date: 22/05/2026
Property Type: Townhouse (Single)



1/22 Elm St BAYSWATER 3153 (REI/VG)

3 2 2

Agent Comments

Price: \$940,000
Method: Private Sale
Date: 31/01/2026
Property Type: Townhouse (Single)
Land Size: 275 sqm approx

Account - Jellis Craig | P: 03 9870 6211