

# 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

2/10 John Street, Bayswater Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$720,000

&

\$780,000

### Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Bayswater

Period - From

21/05/2024

to

20/05/2025

Source

Property Data

### 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	1/7 Weemala Ct BAYSWATER 3153	\$752,000	15/03/2025
2	1/80 Begonia Av BAYSWATER 3153	\$750,000	19/02/2025
3	2/4 Sinclair Rd BAYSWATER 3153	\$737,000	12/12/2024

**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:

21/05/2025 11:14



3   1   1

Rooms: 7  
Property Type: House  
Agent Comments

Indicative Selling Price  
\$720,000 - \$780,000  
Median Unit Price  
21/05/2024 - 20/05/2025: \$670,000

## Comparable Properties



1/7 Weemala Ct BAYSWATER 3153 (REI/VG) Agent Comments

3   1   1

Price: \$752,000  
Method: Auction Sale  
Date: 15/03/2025  
Property Type: Unit  
Land Size: 341 sqm approx



1/80 Begonia Av BAYSWATER 3153 (REI/VG) Agent Comments

3   1   1

Price: \$750,000  
Method: Private Sale  
Date: 19/02/2025  
Property Type: House  
Land Size: 334 sqm approx



2/4 Sinclair Rd BAYSWATER 3153 (REI/VG) Agent Comments

3   2   2

Price: \$737,000  
Method: Private Sale  
Date: 12/12/2024  
Rooms: 6  
Property Type: Unit  
Land Size: 401 sqm approx

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008



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