

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

2/3 Wiltshire Avenue, Bayswater Vic 3153

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Bayswater

Period - From 29/06/2025

to

28/06/2026

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	3/62 Gerton Av BORONIA 3155	\$845,200	19/03/2026
2	2/20 Marlborough Rd BAYSWATER 3153	\$803,500	24/02/2026
3	17 Matlock Rd WANTIRNA SOUTH 3152	\$800,000	07/02/2026

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:

29/06/2026 10:03



3 2 2

Property Type: Unit

Land Size: 399 sqm approx

Agent Comments

Comparable Properties



3/62 Gertonia Av BORONIA 3155 (REI/VG)

Agent Comments

3 2 2

Price: \$845,200

Method: Private Sale

Date: 19/03/2026

Property Type: House



2/20 Marlborough Rd BAYSWATER 3153 (REI/VG)

Agent Comments

3 2 2

Price: \$803,500

Method: Private Sale

Date: 24/02/2026

Property Type: Unit

Land Size: 293 sqm approx



17 Matlock Rd WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

3 2 2

Price: \$800,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 395 sqm approx