

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

2/357 BAYSWATER ROAD BAYSWATER NORTH 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

34/26-32 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$604,000	17-May-25
6/43 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$580,000	03-Apr-25
7/26-28 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$618,000	26-Mar-25

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: 06 June 2025

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**34/26-32 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price

^{RS} **\$604,000**

Sold Date **17-May-25**

Distance **0.44km**



**6/43 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price

^{RS} **\$580,000**

Sold Date **03-Apr-25**

Distance **0.14km**



**7/26-28 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price

\$618,000

Sold Date **26-Mar-25**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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