

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 Lilac Street, Bayswater Vic 3153

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price

\$942,500

Property Type

House

Suburb

Bayswater

Period - From

22/06/2025

to

21/06/2026

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	1 Possum La HEATHMONT 3135	\$930,000	19/05/2026
2	21 Lance Rd BAYSWATER 3153	\$950,000	03/02/2026
3	3 Larne Av BAYSWATER 3153	\$1,005,000	16/01/2026

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:

22/06/2026 14:28



3 1 1

Property Type: House (Res)

Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median House Price

22/06/2025 - 21/06/2026: \$942,500

Comparable Properties



1 Possum La HEATHMONT 3135 (REI)

Agent Comments

3 1 2

Price: \$930,000

Method: Private Sale

Date: 19/05/2026

Property Type: House

Land Size: 744 sqm approx



21 Lance Rd BAYSWATER 3153 (VG)

Agent Comments

3 - -

Price: \$950,000

Method: Sale

Date: 03/02/2026

Property Type: House (Res)

Land Size: 801 sqm approx



3 Larne Av BAYSWATER 3153 (REI/VG)

Agent Comments

3 2 1

Price: \$1,005,000

Method: Sold Before Auction

Date: 16/01/2026

Property Type: House

Land Size: 721 sqm approx