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	23 JOHN STREET BAYSWATER 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	$875,000	&	$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$958,500	Property type	House	Suburb	Bayswater
Period-from	01 Jul 2025	to	30 Jun 2026	Source	Cotality

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
9 MARIE WALLACE WAY BAYSWATER VIC 3153	$885,500	11-Jul-26
35 ARMSTRONG ROAD BAYSWATER VIC 3153	$880,000	18-Mar-26
30 COOLIBAH CRESCENT BAYSWATER VIC 3153	$878,000	28-Mar-26

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: 25 July 2026

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9 MARIE WALLACE WAY BAYSWATER VIC 3153

4 2 1

Sold Price RS $885,500 Sold Date 11-Jul-26

Distance 0.74km

35 ARMSTRONG ROAD BAYSWATER VIC 3153

3 1 1

Sold Price $880,000 Sold Date 18-Mar-26

Distance 1.14km

30 COOLIBAH CRESCENT BAYSWATER VIC 3153

3 1 2

Sold Price $878,000 Sold Date 28-Mar-26

Distance 0.07km

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

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