

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

3/26 Margaret Avenue, Bayswater Vic 3153

Indicative selling price

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

Range between

\$660,000

&

\$720,000

Median sale price

Median price

\$700,500

Property Type

Unit

Suburb

Bayswater

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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	4/44 Sinclair Rd BAYSWATER 3153	\$652,000	13/06/2026
2	1/13 Rose Av BORONIA 3155	\$738,000	30/05/2026
3	2/15 Comrie Ct BAYSWATER 3153	\$794,000	31/01/2026

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:

30/06/2026 13:41



Property Type: Unit
Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

March quarter 2026: \$700,500

Comparable Properties



4/44 Sinclair Rd BAYSWATER 3153 (REI)

Agent Comments



Price: \$652,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Unit

Land Size: 169 sqm approx



1/13 Rose Av BORONIA 3155 (REI)

Agent Comments



Price: \$738,000

Method: Private Sale

Date: 30/05/2026

Property Type: Unit



2/15 Comrie Ct BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$794,000

Method: Private Sale

Date: 31/01/2026

Property Type: Unit

Land Size: 243 sqm approx