

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

28 Day Crescent, Bayswater North Vic 3153

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$921,250

Property Type

House

Suburb

Bayswater North

Period - From

01/07/2025

to

30/06/2026

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	21 Illawara Cr BAYSWATER NORTH 3153	\$772,000	11/06/2026
2	100 Allambanan Dr BAYSWATER NORTH 3153	\$850,000	03/04/2026
3	10 Mountain Heath Wlk CROYDON SOUTH 3136	\$831,065	26/03/2026

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:

16/07/2026 14:32

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Indicative Selling Price

\$790,000 - \$840,000

Median House Price

Year ending June 2026: \$921,250



3 1 4

Property Type: House

Land Size: 792 sqm approx

Agent Comments

Comparable Properties



21 Illawara Cr BAYSWATER NORTH 3153 (REI)

Agent Comments

3 1 2

Price: \$772,000

Method: Private Sale

Date: 11/06/2026

Property Type: House

Land Size: 420 sqm approx



100 Allambanan Dr BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

3 1 4

Price: \$850,000

Method: Sold Before Auction

Date: 03/04/2026

Property Type: House

Land Size: 790 sqm approx



10 Mountain Heath Wlk CROYDON SOUTH 3136 (REI/VG)

Agent Comments

3 1 4

Price: \$831,065

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 656 sqm approx

Account - Jellis Craig | P: 03 9870 6211