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	3/191 Bayswater Road, Bayswater North Vic 3153

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $922,500 Property Type House Suburb Bayswater North

Period - From 25/03/2025 to 24/03/2026 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	6a Field St CROYDON 3136	$1,052,500	07/03/2026
2	1/2 Velma Gr RINGWOOD EAST 3135	$1,030,000	05/12/2025
3	2/9 Victoria St RINGWOOD EAST 3135	$916,000	08/11/2025

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: 25/03/2026 14:48

3/191 Bayswater Road, Bayswater North Vic 3153

JellisCraig

Lynn Mitchell
0433 239 617
lynnmitchell@jelliscraig.com.au

4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
25/03/2025 - 24/03/2026: $922,500

Comparable Properties

6a Field St CROYDON 3136 (REI)

3 2 2

Price: $1,052,500
Method: Auction Sale
Date: 07/03/2026
Property Type: Townhouse (Res)
Land Size: 271 sqm approx

Agent Comments

1/2 Velma Gr RINGWOOD EAST 3135 (REI/VG)

3 3 2

Price: $1,030,000
Method: Private Sale
Date: 05/12/2025
Property Type: Townhouse (Single)
Land Size: 295 sqm approx

Agent Comments

2/9 Victoria St RINGWOOD EAST 3135 (REI/VG)

3 2 2

Price: $916,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)

Agent Comments

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