

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

3/9 Highmoor Avenue, Bayswater Vic 3153

Indicative selling price

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

Range between

\$590,000

&

\$630,000

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	2/41 High St BAYSWATER 3153	\$595,500	15/06/2026
2	3/2 Tulip Cr BORONIA 3155	\$630,000	27/04/2026
3	5/2-6 Hamilton Rd BAYSWATER NORTH 3153	\$600,000	11/02/2026

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:

29/06/2026 09:46



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/41 High St BAYSWATER 3153 (REI)

Agent Comments



Price: \$595,500

Method: Private Sale

Date: 15/06/2026

Property Type: Townhouse (Single)



3/2 Tulip Cr BORONIA 3155 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 27/04/2026

Rooms: 3

Property Type: Unit



5/2-6 Hamilton Rd BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 11/02/2026

Property Type: Townhouse (Single)

Land Size: 194 sqm approx