

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

30 Burdekin Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$928,500

Property Type House

Suburb Bayswater North

Period - From 01/04/2025

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	1 Koorong Av BAYSWATER NORTH 3153	\$960,000	31/03/2026
2	1 Pardin Ct BAYSWATER NORTH 3153	\$1,025,000	21/11/2025
3	39 Southey Rd BORONIA 3155	\$993,500	05/11/2025

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:

13/04/2026 15:59

Chris Clerke

9870 6211

0459 101 811

chrisclerke@jelliscraig.com.au



4
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Property Type: House
Land Size: 946 sqm approx
Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2026: \$928,500

Comparable Properties

**1 Koorong Av BAYSWATER NORTH 3153 (REI)****Agent Comments**

4
 2
 2

Price: \$960,000
Method: Private Sale
Date: 31/03/2026
Rooms: 6
Property Type: House (Res)
Land Size: 785 sqm approx

**1 Pardin Ct BAYSWATER NORTH 3153 (REI/VG)****Agent Comments**

4
 2
 2

Price: \$1,025,000
Method: Private Sale
Date: 21/11/2025
Property Type: House (Res)
Land Size: 871 sqm approx

**39 Southey Rd BORONIA 3155 (REI/VG)****Agent Comments**

3
 2
 2

Price: \$993,500
Method: Private Sale
Date: 05/11/2025
Property Type: House
Land Size: 776 sqm approx

Account - Jellis Craig | P: 03 9870 6211