

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

31 Warruga Avenue, Bayswater, Vic 3153

Indicative selling price

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

range between

\$840,000

&

\$920,000

Median sale price

Median price

\$965,000

Property type

House

Suburb

Bayswater

Period - From

01/02/2026

to

30/04/2026

Source



PropTrack

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
15 Clifford Street, Bayswater, VIC 3153	\$927,000	23/02/2026
12 Greenglade Court, Bayswater, VIC 3153	\$940,000	29/04/2026
25 Jeanette Street, Bayswater, VIC 3153	\$945,000	09/12/2025

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: 12/05/2026