

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

32 Jennifer Crescent, Bayswater North Vic 3153

Indicative selling price

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

Range between \$800,000 & \$880,000

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	7 Kalawar Av BAYSWATER NORTH 3153	\$900,000	16/04/2026
2	100 Allambanan Dr BAYSWATER NORTH 3153	\$850,000	03/04/2026
3	7 Sherbourne Av BAYSWATER NORTH 3153	\$800,000	21/03/2026

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:

04/08/2026 10:34



3 1 2

Property Type: House

Land Size: 744 sqm approx

Agent Comments

Comparable Properties

7 Kalawar Av BAYSWATER NORTH 3153 (VG)

Agent Comments

3 - -

Price: \$900,000

Method: Sale

Date: 16/04/2026

Property Type: House (Res)

Land Size: 793 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



7 Sherbourne Av BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

3 1 2

Price: \$800,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 816 sqm approx