

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

4/22 CHURCH STREET BAYSWATER VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Bayswater

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

7/29-33 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$550,000	23-Jan-25
19/31-35 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$565,000	31-Jan-25
6/43 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$580,000	03-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 08 May 2025



**7/29-33 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$550,000** Sold Date **23-Jan-25**

Distance **0.39km**



**19/31-35 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$565,000** Sold Date **31-Jan-25**

Distance **0.99km**



**6/43 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price ^{RS} **\$580,000** Sold Date **03-Apr-25**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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