

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

4/26 KEELER AVENUE 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

\$860,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

2/23 COOLIBAH CRESCENT BAYSWATER VIC 3153	\$915,000	12-May-26
4/89 STUD ROAD BAYSWATER VIC 3153	\$906,000	09-May-26
1/13 ZEISING COURT BORONIA VIC 3155	\$890,000	22-Apr-26

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: 07 July 2026

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2/23 COOLIBAH CRESCENT BAYSWATER VIC 3153

 3  2  2

Sold Price

^{RS}

\$915,000

Sold Date

12-May-26

Distance

0.39km



4/89 STUD ROAD BAYSWATER VIC 3153

 3  2  2

Sold Price

^{RS}

\$906,000

Sold Date

09-May-26

Distance

1.54km



1/13 ZEISING COURT BORONIA VIC 3155

 3  1  2

Sold Price

\$890,000

Sold Date

22-Apr-26

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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