

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

44 Enfield Drive, Bayswater Vic 3153

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$939,000

Property Type House

Suburb Bayswater

Period - From 31/03/2025

to

30/03/2026

Source Property Data

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	30 Coolibah Cr BAYSWATER 3153	\$878,000	28/03/2026
2	2 Bona Vista Rd BAYSWATER 3153	\$870,000	21/03/2026
3	29 Marlborough Rd BAYSWATER 3153	\$800,000	15/12/2025

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:

31/03/2026 13:12



3 1 2

Rooms: 4

Property Type: House

Land Size: 733 sqm approx

Agent Comments

Comparable Properties



30 Coolibah Cr BAYSWATER 3153 (REI)

Agent Comments

3 1 3

Price: \$878,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 725 sqm approx



2 Bona Vista Rd BAYSWATER 3153 (REI)

Agent Comments

3 1 2

Price: \$870,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 726 sqm approx



29 Marlborough Rd BAYSWATER 3153 (REI)

Agent Comments

3 1 4

Price: \$800,000

Method: Private Sale

Date: 15/12/2025

Property Type: House

Land Size: 778 sqm approx