

## 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

6/6 ELMHURST ROAD BAYSWATER NORTH VIC 3153

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,750

Property type

Unit

Suburb

Bayswater North

Period-from

01 Sep 2025

to

31 Aug 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

|                                                   |           |           |
|---------------------------------------------------|-----------|-----------|
| 3/47 ELMHURST ROAD BAYSWATER NORTH VIC 3153       | \$612,000 | 24-Apr-26 |
| 10/51 BAYFIELD ROAD WEST BAYSWATER NORTH VIC 3153 | \$631,000 | 25-May-26 |
| 1/6 ELMHURST ROAD BAYSWATER NORTH VIC 3153        | \$646,000 | 15-Aug-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: 03 September 2026


**3/47 ELMHURST ROAD  
BAYSWATER NORTH VIC 3153**
 2    1    1

Sold Price

**\$612,000**

Sold Date **24-Apr-26**

Distance **0.38km**

**10/51 BAYFIELD ROAD WEST  
BAYSWATER NORTH VIC 3153**
 3    1    1

Sold Price

**\$631,000**

Sold Date **25-May-26**

Distance **1.48km**

**1/6 ELMHURST ROAD BAYSWATER  
NORTH VIC 3153**
 2    1    1

Sold Price

<sup>RS</sup> **\$646,000**

Sold Date **15-Aug-26**

Distance **0.03km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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