

# 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

8/197 Bayswater 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)

Range between \$695,000 & \$760,000

### Median sale price

Median price \$795,000 Property Type Townhouse Suburb Bayswater North

Period - From 28/05/2024 to 27/05/2025 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	1/279-287 Bayswater Rd BAYSWATER NORTH 3153	\$690,000	16/05/2025
2	7/206-208 Bayswater Rd BAYSWATER NORTH 3153	\$785,000	14/05/2025
3	4/416 Dorset Rd CROYDON 3136	\$765,000	26/01/2025

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:

28/05/2025 14:23



 3    2    2

**Property Type:** Townhouse

**Land Size:** 204 sqm approx

Agent Comments

**Indicative Selling Price**

\$695,000 - \$760,000

**Median Townhouse Price**

28/05/2024 - 27/05/2025: \$795,000

## Comparable Properties



**1/279-287 Bayswater Rd BAYSWATER NORTH 3153 (REI)** Agent Comments

 3    1    7

**Price:** \$690,000

**Method:** Private Sale

**Date:** 16/05/2025

**Property Type:** Unit

**Land Size:** 358 sqm approx



**7/206-208 Bayswater Rd BAYSWATER NORTH 3153 (REI)** Agent Comments

 3    2    2

**Price:** \$785,000

**Method:** Private Sale

**Date:** 14/05/2025

**Property Type:** Townhouse (Single)



**4/416 Dorset Rd CROYDON 3136 (VG)**

Agent Comments

 3    2    2

**Price:** \$765,000

**Method:** Sale

**Date:** 26/01/2025

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Barry Plant** | P: 03 9842 8888