

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

8/39 High Street, Bayswater Vic 3153

Indicative selling price

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

Range between \$560,000

&

\$615,000

Median sale price

Median price \$677,000

Property Type Unit

Suburb Bayswater

Period - From 01/07/2025

to

30/06/2026

Source REIV

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	4/45 King St BAYSWATER 3153	\$605,000	25/08/2026
2	3/5 Alwyn St BAYSWATER 3153	\$550,000	09/05/2026
3	4/2-6 Hamilton Rd BAYSWATER NORTH 3153	\$585,000	06/05/2026

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:

15/09/2026 14:27



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Property Type: Townhouse
Land Size: 248 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$615,000
Median Unit Price
Year ending June 2026: \$677,000

Comparable Properties



4/45 King St BAYSWATER 3153 (REI)

Agent Comments

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Price: \$605,000
Method: Private Sale
Date: 25/08/2026
Property Type: Townhouse (Single)
Land Size: 140 sqm approx



3/5 Alwyn St BAYSWATER 3153 (REI)

Agent Comments

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Price: \$550,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Townhouse (Res)



4/2-6 Hamilton Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

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Price: \$585,000
Method: Private Sale
Date: 06/05/2026
Property Type: Townhouse (Single)

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