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	8/60-68 CENTRAL AVENUE BAYSWATER NORTH 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	$675,000	&	$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Bayswater North
Period-from	01 Mar 2025	to	28 Feb 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
19/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	$655,000	27-Feb-26
14/29-33 ELMHURST ROAD BAYSWATER NORTH VIC 3153	$644,000	05-Feb-26
8/14 BRANCH ROAD BAYSWATER NORTH VIC 3153	$690,000	05-Jun-25

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.~~

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19/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price RS **$655,000** Sold Date **27-Feb-26**

Distance **1.76km**

14/29-33 ELMHURST ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price RS **$644,000** Sold Date **05-Feb-26**

Distance **1.96km**

8/14 BRANCH ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price **$690,000** Sold Date **05-Jun-25**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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