

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 Waldheim Road, Bayswater Vic 3153

Indicative selling price

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

Range between \$830,000

&

\$910,000

Median sale price

Median price \$879,000

Property Type House

Suburb Bayswater

Period - From 01/04/2024

to 31/03/2025

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.~~

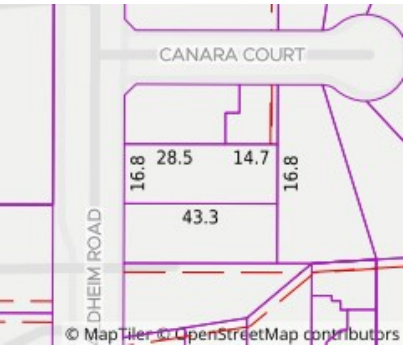
	Address of comparable property	Price	Date of sale
1	2a Lilac St BAYSWATER 3153	\$870,000	31/05/2025
2	3 Joel Ct BAYSWATER 3153	\$888,888	28/05/2025
3			

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:

06/06/2025 16:26



3 2 2

Property Type: House (Res)
Land Size: 724 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$910,000
Median House Price
Year ending March 2025: \$879,000

Comparable Properties



2a Lilac St BAYSWATER 3153 (REI)

Agent Comments

3 2 2

Price: \$870,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 271 sqm approx



3 Joel Ct BAYSWATER 3153 (REI)

Agent Comments

3 1 1

Price: \$888,888
Method: Sold Before Auction
Date: 28/05/2025
Property Type: House (Res)
Land Size: 807 sqm approx

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.