Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address	8 Waldheim Road, Bayswater Vic 3153
Including auburb and	

Including suburb and postcode

Indicative selling price

Property offered for sale

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	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress 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

В* 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







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)

Price: \$870,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) Land Size: 271 sqm approx Agent Comments



3 Joel Ct BAYSWATER 3153 (REI)





Agent Comments

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.

Account - Harcourts Vermont South | P: 03 98861008





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