

# 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

1/641 Mountain Highway, Bayswater Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$635,000 & \$685,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Bayswater

Period - From 12/03/2024 to 11/03/2025 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	2/10 Bayswater Rd CROYDON 3136	\$655,000	22/01/2025
2	2b Neilson St BAYSWATER 3153	\$685,000	30/11/2024
3	3/6 Laurel Av BORONIA 3155	\$650,000	08/10/2024

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:

12/03/2025 13:14

1/641 Mountain Highway, Bayswater Vic 3153

woodards 

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**Indicative Selling Price**

\$635,000 - \$685,000

**Median Unit Price**

12/03/2024 - 11/03/2025: \$680,000



 2  2  1

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**2/10 Bayswater Rd CROYDON 3136 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$655,000

**Method:** Private Sale

**Date:** 22/01/2025

**Property Type:** Townhouse (Single)



**2b Neilson St BAYSWATER 3153 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$685,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** Townhouse (Res)

**Land Size:** 208 sqm approx



**3/6 Laurel Av BORONIA 3155 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 08/10/2024

**Rooms:** 3

**Property Type:** Unit

Account - Woodards | P: 0390563899



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