

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

2 Mareeba Crescent, Bayswater Vic 3153

Indicative selling price

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

Range between \$730,000 & \$790,000

Median sale price

Median price \$890,000 Property Type House Suburb Bayswater

Period - From 01/10/2024 to 31/12/2024 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	2/3 Dalpura Dr BAYSWATER 3153	\$760,000	15/02/2025
2	2/4 Sinclair Rd BAYSWATER 3153	\$737,000	12/12/2024
3	3/2 Burton Ct BAYSWATER 3153	\$731,000	12/10/2024

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:

25/02/2025 09:06



 3  2  1

Property Type: House
Land Size: 434 sqm approx
 Agent Comments

Indicative Selling Price
 \$730,000 - \$790,000
Median House Price
 December quarter 2024: \$890,000

Comparable Properties



2/3 Dalpura Dr BAYSWATER 3153 (REI)

Agent Comments

 3  2  2

Price: \$760,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Unit
Land Size: 215 sqm approx



2/4 Sinclair Rd BAYSWATER 3153 (REI/VG)

Agent Comments

 3  2  2

Price: \$737,000
Method: Private Sale
Date: 12/12/2024
Rooms: 6
Property Type: Unit
Land Size: 401 sqm approx



3/2 Burton Ct BAYSWATER 3153 (REI/VG)

Agent Comments

 3  2  2

Price: \$731,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit
Land Size: 251 sqm approx

Account - Barry Plant | P: 03 9842 8888