

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 5/361 Bayswater Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Bayswater North

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	29/26-28 Hamilton Rd BAYSWATER NORTH 3153	\$600,000	29/01/2025
2	12/16-18 Hamilton Rd BAYSWATER NORTH 3153	\$590,000	28/12/2024
3	3/266 Bayswater Rd BAYSWATER NORTH 3153	\$635,000	10/12/2024

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.~~

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Indicative Selling Price

\$580,000 - \$638,000

Median Unit Price

December quarter 2024: \$640,000



Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



29/26-28 Hamilton Rd BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 29/01/2025

Rooms: 3

Property Type: Unit



12/16-18 Hamilton Rd BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 28/12/2024

Property Type: Unit

Land Size: 197 sqm approx



3/266 Bayswater Rd BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 10/12/2024

Property Type: Unit

Land Size: 212 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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