

## 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

667 DORSET ROAD BAYSWATER NORTH VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$877,750

Property type

House

Suburb

Bayswater North

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

2 HUNTINGDON AVENUE BAYSWATER NORTH VIC 3153	\$790,000	29-Jan-25
74 BURDEKIN AVENUE BAYSWATER NORTH VIC 3153	\$802,000	07-Nov-24

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 6 months.

This Statement of Information was prepared on: 19 February 2025



**2 HUNTINGDON AVENUE  
BAYSWATER NORTH VIC 3153**

3 2 2

Sold Price <sup>RS</sup> **\$790,000** Sold Date **29-Jan-25**

Distance **0.4km**



**74 BURDEKIN AVENUE  
BAYSWATER NORTH VIC 3153**

3 2 -

Sold Price **\$802,000** Sold Date **07-Nov-24**

Distance **1.41km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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