

# 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

1B Orange Grove, Bayswater Vic 3153

### Indicative selling price

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

Range between \$950,000 & \$1,045,000

### 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	48 Farnham Rd BAYSWATER 3153	\$1,046,000	19/10/2024
2	1/32 Sinclair Rd BAYSWATER 3153	\$980,890	24/09/2024
3	2/29 Bona Vista Rd BAYSWATER 3153	\$1,036,500	21/09/2024

**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: 10/02/2025 17:30



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
December quarter 2024: \$890,000

## Comparable Properties



**48 Farnham Rd BAYSWATER 3153 (REI)**

Agent Comments



**Price:** \$1,046,000  
**Method:** Auction Sale  
**Date:** 19/10/2024  
**Property Type:** House (Res)  
**Land Size:** 733 sqm approx

**1/32 Sinclair Rd BAYSWATER 3153 (VG)**

Agent Comments



**Price:** \$980,890  
**Method:** Sale  
**Date:** 24/09/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**2/29 Bona Vista Rd BAYSWATER 3153 (REI/VG)**

Agent Comments



**Price:** \$1,036,500  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** House  
**Land Size:** 300 sqm approx

Account - Barry Plant | P: 03 9803 0400