

## 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

1/17 BIRCH STREET BAYSWATER VIC 3153

### Indicative selling price

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

Single Price

\$700,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$676,888

Property type

Unit

Suburb

Bayswater

Period-from

01 Jul 2024

to

30 Jun 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

1/14 EDWARD STREET BAYSWATER VIC 3153	\$768,500	24-May-25
1/175 ALBERT AVENUE BORONIA VIC 3155	\$700,000	23-May-25
2/46 ELIZABETH STREET BAYSWATER VIC 3153	\$760,000	13-Jan-25

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: 03 July 2025

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**1/14 EDWARD STREET  
BAYSWATER VIC 3153**

 3  1  2

Sold Price

<sup>RS</sup> **\$768,500** Sold Date **24-May-25**

Distance **1.36km**



**1/175 ALBERT AVENUE BORONIA  
VIC 3155**

 3  1  2

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **23-May-25**

Distance **3.49km**



**2/46 ELIZABETH STREET  
BAYSWATER VIC 3153**

 3  1  2

Sold Price

**\$760,000** Sold Date **13-Jan-25**

Distance **1.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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