

## 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

1/26 HIGH 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

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jun 2024

to

31 May 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

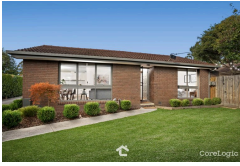
1/18 NEILSON STREET BAYSWATER VIC 3153	630000	16-Apr-25
8/28 HIGH STREET BAYSWATER VIC 3153	621000	28-Apr-25
4/26 HIGH STREET BAYSWATER VIC 3153	650000	31-Mar-25

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: 02 June 2025

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1/18 NEILSON STREET  
BAYSWATER VIC 3153

 2       1       2

Sold Price

630000 Sold Date 16-Apr-25

Distance -



8/28 HIGH STREET BAYSWATER  
VIC 3153

 2     1     1

Sold Price

RS  
621000 Sold Date 28-Apr-25

Distance 0.04km



4/26 HIGH STREET BAYSWATER  
VIC 3153

 2       1       1

Sold Price

RS **650000** Sold Date **31-Mar-25**

Distance -

RS = Recent sale                      UN = Undisclosed Sale

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