

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

1/38 CENTRAL AVENUE BAYSWATER NORTH VIC 3153

Indicative selling price

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

Single Price

or range
between

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$903,500

Property type

House

Suburb

Bayswater North

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

1/247 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$801,000	23-Aug-25
185A BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$785,000	22-Aug-25
4/68 BAYVIEW RISE BAYSWATER NORTH VIC 3153	\$815,000	23-Aug-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 December 2025



**1/247 CANTERBURY ROAD
 BAYSWATER NORTH VIC 3153**

3 2 1

Sold Price **\$801,000** Sold Date **23-Aug-25**

Distance **1.24km**



**185A BAYSWATER ROAD
 BAYSWATER NORTH VIC 3153**

3 2 4

Sold Price **\$785,000** Sold Date **22-Aug-25**

Distance **0.44km**



**4/68 BAYVIEW RISE BAYSWATER
 NORTH VIC 3153**

3 2 2

Sold Price **\$815,000** Sold Date **23-Aug-25**

Distance **1.06km**



**1/37 ELMHURST ROAD
 BAYSWATER NORTH VIC 3153**

3 2 2

Sold Price **\$792,000** Sold Date **24-Sep-25**

Distance **1.89km**



**6/37 ELMHURST ROAD
 BAYSWATER NORTH VIC 3153**

3 2 2

Sold Price **\$775,000** Sold Date **18-Aug-25**

Distance **1.89km**

RS = Recent sale UN = Undisclosed Sale

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