

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 SINCLAIR ROAD BAYSWATER 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Oct 2024

to

30 Sep 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

7/31 CENTRAL AVENUE BORONIA VIC 3155	\$580,000	26-May-25
5/22 HIGH STREET BAYSWATER VIC 3153	\$601,000	07-Aug-25
3/4 TUNSTALL AVENUE BORONIA VIC 3155	\$636,000	03-Sep-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: 23 October 2025


**7/31 CENTRAL AVENUE BORONIA
VIC 3155**

Sold Price

\$580,000

Sold Date **26-May-25**
 2
 1
 1

Distance **0.87km**

**5/22 HIGH STREET BAYSWATER
VIC 3153**

Sold Price

^{RS} **\$601,000**

Sold Date **07-Aug-25**
 2
 1
 1

Distance **0.92km**

**3/4 TUNSTALL AVENUE BORONIA
VIC 3155**

Sold Price

^{RS} **\$636,000**

Sold Date **03-Sep-25**
 2
 1
 1

Distance **0.75km**
RS = Recent sale

UN = Undisclosed Sale

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