

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

1/39 GREENHILL ROAD 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Sep 2024

to

31 Aug 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

7/16-18 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$715,000	28-Mar-25
1/279-287 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$690,000	16-May-25
1/27 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$663,000	25-Jun-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 September 2025

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**7/16-18 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 3  1  1

Sold Price

\$715,000

Sold Date **28-Mar-25**

Distance **1.01km**



**1/279-287 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

 3  1  3

Sold Price

\$690,000

Sold Date **16-May-25**

Distance **0.44km**



**1/27 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 3  1  1

Sold Price

\$663,000

Sold Date **25-Jun-25**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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