

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

1/4 WALLACE AVENUE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Nov 2024

to

31 Oct 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

8/68 STATION STREET BAYSWATER VIC 3153	\$550,000	03-Oct-25
1/3 VIOLEN STREET BAYSWATER VIC 3153	\$530,000	15-Jul-25
6/30 HIGH STREET BAYSWATER VIC 3153	\$592,000	29-Oct-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: 17 November 2025


**8/68 STATION STREET
BAYSWATER VIC 3153**
 2  1  1

Sold Price

^{RS}
\$550,000

Sold Date

03-Oct-25

Distance

0.82km

**1/3 VIOLEN STREET BAYSWATER
VIC 3153**
 2  1  1

Sold Price

\$530,000

Sold Date

15-Jul-25

Distance

0.88km

**6/30 HIGH STREET BAYSWATER
VIC 3153**
 2  1  1

Sold Price

^{RS}
\$592,000

Sold Date

29-Oct-25

Distance

0.68km
RS = Recent sale

UN = Undisclosed Sale

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