

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

40 SASSES 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$903,250

Property type

House

Suburb

Bayswater

Period-from

01 Jan 2025

to

31 Dec 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

5 ROWAN PLACE BAYSWATER VIC 3153	\$848,000	25-Oct-25
1/62 GERTONIA AVENUE BORONIA VIC 3155	\$880,000	06-Sep-25
2/7 BROWNING ROAD BORONIA VIC 3155	\$955,000	14-Nov-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.~~

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5 ROWAN PLACE BAYSWATER VIC 3153 Sold Price **\$848,000** Sold Date **25-Oct-25**

3 3 1

Distance **0.91km**



1/62 GERTONIA AVENUE BORONIA VIC 3155 Sold Price **\$880,000** Sold Date **06-Sep-25**

4 3 2

Distance **1.51km**



2/7 BROWNING ROAD BORONIA VIC 3155 Sold Price **\$955,000** Sold Date **14-Nov-25**

4 3 2

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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