

## 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

1/5 FARNHAM ROAD BAYSWATER VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 2/630 MOUNTAIN HIGHWAY BAYSWATER VIC 3153    | \$653,500 | 19-Jul-25 |
| 318 CANTERBURY ROAD BAYSWATER NORTH VIC 3153 | \$695,000 | 31-Aug-25 |
| 4/9 VIEW ROAD BAYSWATER VIC 3153             | \$705,000 | 04-Jul-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: 22 October 2025



## 2/630 MOUNTAIN HIGHWAY BAYSWATER VIC 3153

3 1 1

Sold Price <sup>RS</sup> **\$653,500** <sup>UN</sup> Sold Date **19-Jul-25**

Distance **1.25km**



## 318 CANTERBURY ROAD BAYSWATER NORTH VIC 3153

3 1 1

Sold Price **\$695,000** Sold Date **31-Aug-25**

Distance **1.84km**



## 4/9 VIEW ROAD BAYSWATER VIC 3153

3 1 2

Sold Price **\$705,000** Sold Date **04-Jul-25**

Distance **1.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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