

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

1/6 LAWRENCE COURT 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Dec 2024

to

30 Nov 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

1/5 FARNHAM ROAD BAYSWATER VIC 3153	\$752,000	14-Nov-25
24/26-32 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$805,000	25-Oct-25
69 CANTERBURY ROAD HEATHMONT VIC 3135	\$850,000	17-Aug-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: 15 December 2025

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**1/5 FARNHAM ROAD BAYSWATER
VIC 3153**

Sold Price

RS

\$752,000

Sold Date

14-Nov-25

3

1

1

Distance

1.59km



**24/26-32 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

Sold Price

\$805,000

Sold Date

25-Oct-25

4

1

2

Distance

0.81km



**69 CANTERBURY ROAD
HEATHMONT VIC 3135**

Sold Price

\$850,000

Sold Date

17-Aug-25

3

2

2

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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