

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
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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



1/5 FARNHAM ROAD BAYSWATER Sold Price
VIC 3153

3 1 1

^{RS} **\$752,000** Sold Date 14-Nov-25

Distance 1.59km



24/26-32 ELMHURST ROAD Sold Price
BAYSWATER NORTH VIC 3153

4 1 2

\$805,000 Sold Date 25-Oct-25

Distance 0.81km



69 CANTERBURY ROAD Sold Price
HEATHMONT VIC 3135

3 2 2

\$850,000 Sold Date 17-Aug-25

Distance 1.67km

RS = Recent sale **UN** = Undisclosed Sale

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