

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

12/197 Bayswater Road, Bayswater North Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$640,000

&

\$670,000

Median sale price

Median price

\$661,500

Property Type

Unit

Suburb

Bayswater North

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 six 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	5/45 Elmhurst Rd BAYSWATER NORTH 3153	\$665,000	08/11/2025
2	2/346-354 Bayswater Rd BAYSWATER NORTH 3153	\$651,000	04/10/2025
3	103 Eastfield Rd CROYDON 3136	\$670,000	01/08/2025

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 six months.~~

This Statement of Information was prepared on:

12/11/2025 09:11

12/197 Bayswater Road, Bayswater North Vic 3153



2 1 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$640,000 - \$670,000
Median Unit Price
Year ending September 2025: \$661,500

Comparable Properties



5/45 Elmhurst Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

2 1 2

Price: \$665,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit
Land Size: 167 sqm approx



2/346-354 Bayswater Rd BAYSWATER NORTH 3153 (REI) Agent Comments

2 1 1

Price: \$651,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Unit
Land Size: 262 sqm approx



103 Eastfield Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$670,000
Method: Private Sale
Date: 01/08/2025
Property Type: House
Land Size: 348 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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