

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

12/320 CANTERBURY ROAD BAYSWATER NORTH 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

\$700,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Sep 2024

to

31 Aug 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

2/15 WATTLE ROAD BAYSWATER NORTH VIC 3153	\$760,000	17-Jun-25
1/476 DORSET ROAD BORONIA VIC 3155	\$735,000	07-Apr-25
2/24 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$720,000	28-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: 30 September 2025



**2/15 WATTLE ROAD BAYSWATER
NORTH VIC 3153**

2 1 1

Sold Price

\$760,000

Sold Date

17-Jun-25

Distance

0.83km



**1/476 DORSET ROAD BORONIA
VIC 3155**

2 2 2

Sold Price

\$735,000

Sold Date

07-Apr-25

Distance

1.9km



**2/24 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

2 2 1

Sold Price

\$720,000

Sold Date

28-Jul-25

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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