

## 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

17 TOOLIMERIN AVENUE BAYSWATER NORTH 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

\$1,080,000

&

\$1,180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$928,500

Property type

House

Suburb

Bayswater North

Period-from

01 Mar 2025

to

28 Feb 2026

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

9 LYNDON ROAD BORONIA VIC 3155	\$1,092,000	31-Jan-26
9 PETERSFIELD COURT BORONIA VIC 3155	\$1,131,000	14-Feb-26
9 FAIRFORD COURT BAYSWATER NORTH VIC 3153	\$1,184,000	25-Oct-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 March 2026

**9 LYNDON ROAD BORONIA VIC 3155**

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Sold Price

**\$1,092,000**

Sold Date

**31-Jan-26**

Distance

**1.93km****9 PETERSFIELD COURT BORONIA VIC 3155**

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Sold Price

<sup>RS</sup> **\$1,131,000**

Sold Date

**14-Feb-26**

Distance

**1.06km****9 FAIRFORD COURT BAYSWATER NORTH VIC 3153**

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Sold Price

**\$1,184,000**

Sold Date

**25-Oct-25**

Distance

**0.93km****RS** = Recent sale**UN** = Undisclosed Sale

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