

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

19/12-14 HAMILTON 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Aug 2024

to

31 Jul 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

20/16-18 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$560,000	13-May-25
26/26-32 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$600,000	26-May-25
20/20-24 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$620,000	01-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: 21 August 2025


**20/16-18 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price **\$560,000** Sold Date **13-May-25**

Distance **0.05km**

**26/26-32 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price ^{RS} **\$600,000** Sold Date **26-May-25**

Distance **0.97km**

**20/20-24 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price ^{RS} **\$620,000** Sold Date **01-Jul-25**

Distance **0.12km**
RS = Recent sale

UN = Undisclosed Sale

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