

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

1B Orange Grove, Bayswater Vic 3153

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$890,000

Property Type House

Suburb Bayswater

Period - From 01/10/2024

to 31/12/2024

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	48 Farnham Rd BAYSWATER 3153	\$1,046,000	19/10/2024
2	1/32 Sinclair Rd BAYSWATER 3153	\$980,890	24/09/2024
3	2/29 Bona Vista Rd BAYSWATER 3153	\$1,036,500	21/09/2024

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:

10/02/2025 17:30



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
December quarter 2024: \$890,000

Comparable Properties



48 Farnham Rd BAYSWATER 3153 (REI)

Agent Comments



Price: \$1,046,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 733 sqm approx

1/32 Sinclair Rd BAYSWATER 3153 (VG)

Agent Comments



Price: \$980,890
Method: Sale
Date: 24/09/2024
Property Type: Flat/Unit/Apartment (Res)



2/29 Bona Vista Rd BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$1,036,500
Method: Auction Sale
Date: 21/09/2024
Property Type: House
Land Size: 300 sqm approx

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