

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

2/24 ELMHURST 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Bayswater North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

1/641 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$635,000	07-Apr-25
1/5 BUNGALOOK ROAD EAST BAYSWATER NORTH VIC 3153	\$647,000	05-Feb-25
8/14 BRANCH ROAD BAYSWATER NORTH VIC 3153	\$690,000	05-Jun-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: 11 July 2025


**1/641 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153**
 2  2  1

Sold Price **\$635,000** Sold Date **07-Apr-25**

Distance **0.92km**

**1/5 BUNGALOOK ROAD EAST
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price **\$647,000** Sold Date **05-Feb-25**

Distance **0.36km**

**8/14 BRANCH ROAD BAYSWATER
NORTH VIC 3153**
 2  1  1

Sold Price ^{RS} **\$690,000** Sold Date **05-Jun-25**

Distance **1.78km**
RS = Recent sale

UN = Undisclosed Sale

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