

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

2/42 MAREEBA CRESCENT BAYSWATER 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Aug 2025

to

31 Jul 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

1/49 ORANGE GROVE BAYSWATER VIC 3153	\$770,000	03-Jun-26
18/15 LEWIS ROAD WANTIRNA SOUTH VIC 3152	\$800,000	18-Jun-26
2/12 LANCE ROAD BAYSWATER VIC 3153	\$791,000	29-Apr-26

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: 04 August 2026



1/49 ORANGE GROVE BAYSWATER VIC 3153

 3  2  2

Sold Price

^{RS}

\$770,000

Sold Date

03-Jun-26

Distance

0.7km



18/15 LEWIS ROAD WANTIRNA SOUTH VIC 3152

 3  2  2

Sold Price

\$800,000

Sold Date

18-Jun-26

Distance

0.79km



2/12 LANCE ROAD BAYSWATER VIC 3153

 3  2  2

Sold Price

\$791,000

Sold Date

29-Apr-26

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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