

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

2/8 DERWENT DRIVE 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

\$685,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Bayswater

Period-from

01 May 2024

to

30 Apr 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

5/84 SCORESBY ROAD BAYSWATER VIC 3153	\$706,000	21-Dec-24
2/31 BUNGALOOK ROAD EAST BAYSWATER NORTH VIC 3153	\$690,000	05-Apr-25
1/134 SCORESBY ROAD BORONIA VIC 3155	\$690,000	05-Apr-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: 13 May 2025



**5/84 SCORESBY ROAD
BAYSWATER VIC 3153**

3 2 1

Sold Price **\$706,000** Sold Date **21-Dec-24**

Distance **1.59km**



**2/31 BUNGALOOK ROAD EAST
BAYSWATER NORTH VIC 3153**

3 2 2

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

Distance **0.52km**



**1/134 SCORESBY ROAD BORONIA
VIC 3155**

3 2 -

Sold Price Sold Date **05-Apr-25**

Distance **2.03km**

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

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