

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

26/26-32 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Bayswater North

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

12/16-18 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$590,000	14-Dec-24
8/28 HIGH STREET BAYSWATER VIC 3153	\$621,000	28-Apr-25
6/273 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$640,000	24-Feb-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



**12/16-18 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$590,000** Sold Date **14-Dec-24**

Distance **1.01km**



**8/28 HIGH STREET BAYSWATER
VIC 3153**

2 1 1

Sold Price ^{RS} **\$621,000** Sold Date **28-Apr-25**

Distance **0.98km**



**6/273 CANTERBURY ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$640,000** Sold Date **24-Feb-25**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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