

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

2B Willison Street, Bayswater Vic 3153

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$771,000

Property Type

Townhouse

Suburb

Bayswater

Period - From

27/04/2025

to

26/04/2026

Source

Property Data

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	1/1 Armstrong Rd BAYSWATER 3153	\$1,050,000	13/03/2026
2	6 Elizabeth St BAYSWATER 3153	\$1,024,000	14/02/2026
3	2/50 Orange Gr BAYSWATER 3153	\$1,288,000	01/12/2025

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:

27/04/2026 12:38



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000
Median Townhouse Price
27/04/2025 - 26/04/2026: \$771,000

Comparable Properties



1/1 Armstrong Rd BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 13/03/2026
Property Type: Townhouse (Single)



6 Elizabeth St BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$1,024,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Townhouse (Res)
Land Size: 367 sqm approx

2/50 Orange Gr BAYSWATER 3153 (VG)

Agent Comments



Price: \$1,288,000
Method: Sale
Date: 01/12/2025
Property Type: Flat/Unit/Apartment (Res)