

## 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

3/13 HAMILTON ROAD BAYSWATER NORTH VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$710,000

### 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

3/1-3 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$660,000	17-Dec-24
8/1-3 CONNOLLY CRESCENT BAYSWATER NORTH VIC 3153	\$680,000	18-Nov-24
5/56-60 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$710,000	22-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: 14 May 2025


**3/1-3 ELMHURST ROAD  
BAYSWATER NORTH VIC 3153**
 3  1  1

Sold Price **\$660,000** Sold Date **17-Dec-24**

Distance **0.69km**

**8/1-3 CONNOLLY CRESCENT  
BAYSWATER NORTH VIC 3153**
 3  2  1

Sold Price **\$680,000** Sold Date **18-Nov-24**

Distance **0.22km**

**5/56-60 HAMILTON ROAD  
BAYSWATER NORTH VIC 3153**
 3  1  -

Sold Price <sup>RS</sup> **\$710,000** Sold Date **22-Feb-25**

Distance **0.38km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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