

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

3/20 LANCE ROAD 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Other

Suburb

Bayswater

Period-from

01 Jul 2024

to

30 Jun 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

1/14 NEILSON STREET BAYSWATER VIC 3153	\$831,000	04-Mar-25
2/60 RANKIN ROAD BORONIA VIC 3155	\$795,000	24-Apr-25
1/1 COORIE AVENUE BAYSWATER VIC 3153	\$841,000	10-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: 11 July 2025



**1/14 NEILSON STREET
BAYSWATER VIC 3153**

3 2 2

Sold Price **\$831,000** Sold Date **04-Mar-25**

Distance **0.67km**



**2/60 RANKIN ROAD BORONIA VIC
3155**

3 2 2

Sold Price **\$795,000** Sold Date **24-Apr-25**

Distance **1.85km**



**1/1 COORIE AVENUE BAYSWATER
VIC 3153**

3 2 -

Sold Price **\$841,000** Sold Date **10-Apr-25**

Distance **0.54km**

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

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