

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

3/38 Sinclair Road, Bayswater Vic 3153

Indicative selling price

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

Range between \$710,000

&

\$770,000

Median sale price

Median price \$682,000

Property Type Unit

Suburb Bayswater

Period - From 01/07/2024

to 30/06/2025

Source REIV

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	1/2a Elm St BAYSWATER 3153	\$715,000	28/06/2025
2	27 Rose Av BORONIA 3155	\$756,000	21/06/2025
3	3/15 Iris Cr BORONIA 3155	\$740,000	24/04/2025

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:

16/07/2025 09:25

3/38 Sinclair Road, Bayswater Vic 3153



2 2 2

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 237 sqm approx
Agent Comments

Indicative Selling Price
\$710,000 - \$770,000
Median Unit Price
Year ending June 2025: \$682,000

Comparable Properties



1/2a Elm St BAYSWATER 3153 (REI)

Agent Comments

2 1 2

Price: \$715,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit
Land Size: 171 sqm approx



27 Rose Av BORONIA 3155 (REI)

Agent Comments

2 2 2

Price: \$756,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 382 sqm approx



3/15 Iris Cr BORONIA 3155 (REI/VG)

Agent Comments

2 2 1

Price: \$740,000
Method: Sold Before Auction
Date: 24/04/2025
Property Type: Unit

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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