

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

3/9 VIEW 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

3/32 HIGH STREET BAYSWATER VIC 3153	\$600,000	14-Apr-26
3/2A OZONE ROAD BAYSWATER VIC 3153	\$630,000	29-Jul-26
4/44 SINCLAIR ROAD BAYSWATER VIC 3153	\$652,000	13-Jun-26

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: 10 August 2026

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**3/32 HIGH STREET BAYSWATER
VIC 3153**

2 1 1

Sold Price **\$600,000** Sold Date **14-Apr-26**

Distance **0.81km**



**3/2A OZONE ROAD BAYSWATER
VIC 3153**

2 1 1

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **29-Jul-26**

Distance **0.87km**



**4/44 SINCLAIR ROAD
BAYSWATER VIC 3153**

2 2 1

Sold Price ^{RS} **\$652,000** Sold Date **13-Jun-26**

Distance **1.67km**

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

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