

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

34/26-32 Elmhurst Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$657,500

Property Type Unit

Suburb Bayswater North

Period - From 01/04/2024

to

31/03/2025

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	12/31-35 Glen Park Rd BAYSWATER NORTH 3153	\$581,000	03/04/2025
2	7/26-28 Hamilton Rd BAYSWATER NORTH 3153	\$618,000	26/03/2025
3	7/29 Elmhurst Rd BAYSWATER NORTH 3153	\$550,000	31/01/2025

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:

08/05/2025 14:03

34/26-32 Elmhurst Road, Bayswater North Vic 3153



Carl Payne
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2 1 1

Property Type: Unit
Land Size: 233 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
Year ending March 2025: \$657,500

Comparable Properties



12/31-35 Glen Park Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

2 1 1

Price: \$581,000
Method: Private Sale
Date: 03/04/2025
Property Type: Unit
Land Size: 263 sqm approx



7/26-28 Hamilton Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

2 1 1

Price: \$618,000
Method: Private Sale
Date: 26/03/2025
Property Type: Unit
Land Size: 194 sqm approx



7/29 Elmhurst Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 31/01/2025
Property Type: Unit

Account - Barry Plant | P: 03 9735 3300



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