

## 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

36 ORCHARD ROAD BAYSWATER VIC 3153

### Indicative selling price

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

Single Price

\$850,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Bayswater

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 45 SYDNEY ROAD BAYSWATER VIC 3153   | \$825,000 | 13-Sep-25 |
| 3 JOEL COURT BAYSWATER VIC 3153     | \$888,888 | 26-May-25 |
| 12 DERWENT DRIVE BAYSWATER VIC 3153 | \$955,000 | 11-Oct-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: 10 November 2025


**45 SYDNEY ROAD BAYSWATER  
VIC 3153**
 3  1  -

Sold Price

<sup>RS</sup>
**\$825,000**

Sold Date

**13-Sep-25**

Distance

**1.2km**

**3 JOEL COURT BAYSWATER VIC  
3153**
 3  1  1

Sold Price

**\$888,888**

Sold Date

**26-May-25**

Distance

**1.04km**

**12 DERWENT DRIVE BAYSWATER  
VIC 3153**
 3  1  2

Sold Price

<sup>RS</sup>
**\$955,000**

Sold Date

**11-Oct-25**

Distance

**0.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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