

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

38 ALLAMBANAN DRIVE BAYSWATER NORTH 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,500

Property type

House

Suburb

Bayswater North

Period-from

01 Aug 2024

to

31 Jul 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

104 ALLAMBANAN DRIVE BAYSWATER NORTH VIC 3153	\$838,000	30-Jul-25
6 STAFFORD COURT BAYSWATER NORTH VIC 3153	\$895,000	15-Jul-25
11 TOOLIMERIN AVENUE BAYSWATER NORTH VIC 3153	\$883,000	27-May-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: 21 August 2025



**104 ALLAMBANAN DRIVE
BAYSWATER NORTH VIC 3153**

 3  2  2

Sold Price

^{RS}

\$838,000

Sold Date

30-Jul-25

Distance

0.65km



**6 STAFFORD COURT BAYSWATER
NORTH VIC 3153**

 3  2  2

Sold Price

^{RS}

\$895,000

Sold Date

15-Jul-25

Distance

0.64km



**11 TOOLIMERIN AVENUE
BAYSWATER NORTH VIC 3153**

 3  2  2

Sold Price

\$883,000

Sold Date

27-May-25

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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