

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

5/22 HIGH STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jul 2024

to

30 Jun 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

2/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$485,000	14-Jun-25
3/30 WOODMASON ROAD BORONIA VIC 3155	\$518,000	01-Jul-25
20/16-18 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$560,000	13-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: 31 July 2025

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**2/346-354 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price

^{RS}

\$485,000

Sold Date

14-Jun-25

Distance

1.21km



**3/30 WOODMASON ROAD
BORONIA VIC 3155**

 2  1  1

Sold Price

^{RS}

\$518,000

Sold Date

01-Jul-25

Distance

1.45km



**20/16-18 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price

\$560,000

Sold Date

13-May-25

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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