

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

5/39 ELMHURST ROAD 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Bayswater North

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

8/14 BRANCH ROAD BAYSWATER NORTH VIC 3153	\$690,000	05-Jun-25
1/2A ELM STREET BAYSWATER VIC 3153	\$715,000	28-Jun-25
2/24 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$720,000	28-Jul-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: 12 November 2025


**8/14 BRANCH ROAD BAYSWATER
NORTH VIC 3153**

Sold Price

\$690,000

Sold Date

05-Jun-25
 2

 1

 1

Distance

1.75km

**1/2A ELM STREET BAYSWATER
VIC 3153**

Sold Price

\$715,000

Sold Date

28-Jun-25
 3

 1

 2

Distance

0.96km

**2/24 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

Sold Price

\$720,000

Sold Date

28-Jul-25
 2

 2

 1

Distance

0.16km
RS = Recent sale

UN = Undisclosed Sale

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