

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

5/45 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Oct 2024

to

30 Sep 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

4/3 ORCHARD GROVE HEATHMONT VIC 3135	\$710,000	25-Sep-25
8/14 BRANCH ROAD BAYSWATER NORTH VIC 3153	\$690,000	05-Jun-25
7/8 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$702,000	29-Sep-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: 20 October 2025


**4/3 ORCHARD GROVE
HEATHMONT VIC 3135**

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Sold Price

^{RS}
\$710,000

Sold Date

25-Sep-25

Distance

1.97km

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

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Sold Price

\$690,000

Sold Date

05-Jun-25

Distance

1.77km

**7/8 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

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Sold Price

^{RS}
\$702,000

Sold Date

29-Sep-25

Distance

0.35km
RS = Recent sale

UN = Undisclosed Sale

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