

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

6/37 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

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

2/31 BUNGALOOK ROAD EAST BAYSWATER NORTH VIC 3153

\$690,000

05-Apr-25

1/51 BAYFIELD ROAD WEST BAYSWATER NORTH VIC 3153

\$785,000

12-Apr-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: 05 August 2025


**2/31 BUNGALOOK ROAD EAST
BAYSWATER NORTH VIC 3153**
 3  2  2

 Sold Price **\$690,000** Sold Date **05-Apr-25**

 Distance **0.18km**

**1/51 BAYFIELD ROAD WEST
BAYSWATER NORTH VIC 3153**
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 Sold Price **\$785,000** Sold Date **12-Apr-25**

 Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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