

## 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 WENDY COURT BAYSWATER VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$877,500

Property type

House

Suburb

Bayswater

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 9 BOLAC STREET BAYSWATER VIC 3153 | \$780,000 | 04-Jun-25 |
| 87 DEVENISH ROAD BORONIA VIC 3155 | \$850,000 | 15-May-25 |
| 44 MATLOCK ROAD BORONIA VIC 3155  | \$861,700 | 09-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: 12 August 2025



**9 BOLAC STREET BAYSWATER VIC** Sold Price  
**3153**

 3  1  1

<sup>RS</sup> **\$780,000** Sold Date **04-Jun-25**

Distance **0.84km**



**87 DEVENISH ROAD BORONIA VIC** Sold Price  
**3155**

 3  1  2

**\$850,000** Sold Date **15-May-25**

Distance **1.85km**



**44 MATLOCK ROAD BORONIA VIC** Sold Price  
**3155**

 3  1  2

**\$861,700** Sold Date **09-Apr-25**

Distance **0.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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