

## 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

66 KUMALA ROAD 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

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Land

Suburb

Bayswater

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

72 KUMALA ROAD BAYSWATER VIC 3153	\$950,000	26-Apr-25
20 TERAMA CRESCENT BAYSWATER VIC 3153	\$950,000	13-Feb-25
36 PINE ROAD BAYSWATER VIC 3153	\$956,000	01-Mar-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: 08 May 2025

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72 KUMALA ROAD BAYSWATER VIC 3153

4

2

2

Sold Price

RS\$950,000

Sold Date

26-Apr-25

Distance

0.05km



20 TERAMA CRESCENT BAYSWATER VIC 3153

4

2

2

Sold Price

RS\$950,000<sup>UN</sup>

Sold Date

13-Feb-25

Distance

0.13km



36 PINE ROAD BAYSWATER VIC 3153

4

2

2

Sold Price

\$956,000

Sold Date

01-Mar-25

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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