

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

7/16-18 HAMILTON 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

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

27/241 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$510,500	29-Aug-25
18/31-35 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$536,000	06-Apr-25
20/16-18 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$560,000	13-May-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: 01 October 2025



**27/241 CANTERBURY ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price

^{RS}

\$510,500

Sold Date **29-Aug-25**

Distance **0.51km**



**18/31-35 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price

\$536,000

Sold Date **06-Apr-25**

Distance **0.51km**



**20/16-18 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price

\$560,000

Sold Date **13-May-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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