

## 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

7/26-28 HAMILTON ROAD BAYSWATER NORTH 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

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Bayswater North

Period-from

01 Mar 2024

to

28 Feb 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

29/26-28 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$600,000	30-Jan-25
1/20-24 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$609,000	26-Oct-24
3/266 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$635,000	10-Dec-24

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: 11 March 2025



**29/26-28 HAMILTON ROAD  
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price

<sup>RS</sup>

**\$600,000**

Sold Date

**30-Jan-25**

Distance

**0km**



**1/20-24 HAMILTON ROAD  
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price

**\$609,000**

Sold Date

**26-Oct-24**

Distance

**0.1km**



**3/266 BAYSWATER ROAD  
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price

**\$635,000**

Sold Date

**10-Dec-24**

Distance

**1.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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