

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 LEIGHTON 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Bayswater North

Period-from

01 Apr 2024

to

31 Mar 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

2 HUNTINGDON AVENUE BAYSWATER NORTH VIC 3153	\$790,000	29-Jan-25
346 COLCHESTER ROAD BAYSWATER NORTH VIC 3153	\$805,000	26-Mar-25
93 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$869,000	10-Feb-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: 03 April 2025

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**2 HUNTINGDON AVENUE
BAYSWATER NORTH VIC 3153**
 3  2  2

Sold Price **\$790,000** Sold Date **29-Jan-25**

Distance **0.96km**

**346 COLCHESTER ROAD
BAYSWATER NORTH VIC 3153**
 3  2  2

Sold Price ^{RS} **\$805,000** Sold Date **26-Mar-25**

Distance **1.18km**

**93 CANTERBURY ROAD
BAYSWATER NORTH VIC 3153**
 3  1  1

Sold Price ^{RS} **\$869,000** Sold Date **10-Feb-25**

Distance **0.25km**
RS = Recent sale

UN = Undisclosed Sale

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