

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

8/17-19 MYRTLE STREET BAYSWATER 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

\$595,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Bayswater

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

2/4 MYRTLE STREET BAYSWATER VIC 3153	\$626,000	03-Dec-24
5/31 HIGH STREET BAYSWATER VIC 3153	\$600,000	13-Mar-25
6/2 JAMES STREET BAYSWATER VIC 3153	\$630,000	08-Jan-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: 29 April 2025



2/4 MYRTLE STREET BAYSWATER VIC 3153

Sold Price

\$626,000

Sold Date

03-Dec-24

2

1

1

Distance

0.22km



5/31 HIGH STREET BAYSWATER VIC 3153

Sold Price

^{RS}\$600,000

Sold Date

13-Mar-25

2

1

1

Distance

0.32km



6/2 JAMES STREET BAYSWATER VIC 3153

Sold Price

\$630,000

Sold Date

08-Jan-25

2

1

1

Distance

0.45km



7/26-28 HAMILTON ROAD BAYSWATER NORTH VIC 3153

Sold Price

^{RS}\$618,000

Sold Date

26-Mar-25

2

1

1

Distance

1.71km



29/26-28 HAMILTON ROAD BAYSWATER NORTH VIC 3153

Sold Price

\$600,000

Sold Date

29-Jan-25

2

1

1

Distance

1.71km

RS = Recent sale
 UN = Undisclosed Sale

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