

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

8/197 Bayswater Road, Bayswater North Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$695,000

&

\$760,000

Median sale price

Median price \$795,000

Property Type Townhouse

Suburb Bayswater North

Period - From 28/05/2024

to

27/05/2025

Source Property Data

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 six 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
1	1/279-287 Bayswater Rd BAYSWATER NORTH 3153	\$690,000	16/05/2025
2	7/206-208 Bayswater Rd BAYSWATER NORTH 3153	\$785,000	14/05/2025
3	4/416 Dorset Rd CROYDON 3136	\$765,000	26/01/2025

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 six months.~~

This Statement of Information was prepared on:

28/05/2025 14:23



 3  2  2

Property Type: Townhouse
Land Size: 204 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$760,000
Median Townhouse Price
28/05/2024 - 27/05/2025: \$795,000

Comparable Properties



1/279-287 Bayswater Rd BAYSWATER NORTH 3153 (REI) **Agent Comments**

 3  1  7

Price: \$690,000
Method: Private Sale
Date: 16/05/2025
Property Type: Unit
Land Size: 358 sqm approx



7/206-208 Bayswater Rd BAYSWATER NORTH 3153 (REI) **Agent Comments**

 3  2  2

Price: \$785,000
Method: Private Sale
Date: 14/05/2025
Property Type: Townhouse (Single)



4/416 Dorset Rd CROYDON 3136 (VG)

Agent Comments

 3  2  2

Price: \$765,000
Method: Sale
Date: 26/01/2025
Property Type: Flat/Unit/Apartment (Res)

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