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	8/197 Bayswater Road, Bayswater North Vic 3153
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$695,000	&	\$760,000
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Median sale price

Median price	\$795,000	Pro	perty 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

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 comparableproperties 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





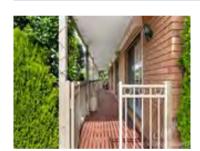


Property Type: Townhouse Land Size: 204 sqm approx

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

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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







Price: \$785,000 Method: Private Sale Date: 14/05/2025

Property Type: Townhouse (Single)



4/416 Dorset Rd CROYDON 3136 (VG)

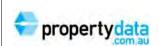
Method: Sale

Price: \$765,000

Date: 26/01/2025 Property Type: Flat/Unit/Apartment (Res) Agent Comments

Account - Barry Plant | P: 03 9842 8888





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