

## 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

8/21 KING STREET BAYSWATER 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Bayswater

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 7/21 KING STREET BAYSWATER VIC 3153 | \$520,000 | 31-Jul-25 |
| 101/5 VIEW ROAD BAYSWATER VIC 3153  | \$505,000 | 13-Mar-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.

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**7/21 KING STREET BAYSWATER  
VIC 3153**

2 1 -

Sold Price

<sup>RS</sup> **\$520,000**

Sold Date

**31-Jul-25**

Distance

**0km**



**101/5 VIEW ROAD BAYSWATER  
VIC 3153**

2 1 -

Sold Price

**\$505,000**

Sold Date

**13-Mar-25**

Distance

**0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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