

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

4 Considine Court, Bayswater North Vic 3153

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$926,750

Property Type House

Suburb Bayswater North

Period - From 01/04/2025

to

30/06/2025

Source REIV

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	47 Home St BAYSWATER NORTH 3153	\$1,090,000	11/07/2025
2	93 Allambanan Dr BAYSWATER NORTH 3153	\$1,190,000	01/04/2025
3	65 Allambanan Dr BAYSWATER NORTH 3153	\$1,060,000	10/02/2025

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:

30/07/2025 13:46



 4  2  3

Property Type: House
Land Size: 910 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2025: \$926,750

Comparable Properties



47 Home St BAYSWATER NORTH 3153 (REI)

Agent Comments

 4  2  2

Price: \$1,090,000
Method: Private Sale
Date: 11/07/2025
Property Type: House (Res)
Land Size: 587 sqm approx



93 Allambanan Dr BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

 5  3  4

Price: \$1,190,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 961 sqm approx



65 Allambanan Dr BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,060,000
Method: Private Sale
Date: 10/02/2025
Property Type: House
Land Size: 794 sqm approx