

## 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

3/20 LANCE ROAD 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

\$760,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Other

Suburb

Bayswater

Period-from

01 Jul 2024

to

30 Jun 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 1/14 NEILSON STREET BAYSWATER VIC 3153 | \$831,000 | 04-Mar-25 |
| 2/60 RANKIN ROAD BORONIA VIC 3155      | \$795,000 | 24-Apr-25 |
| 1/1 COORIE AVENUE BAYSWATER VIC 3153   | \$841,000 | 10-Apr-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: 11 July 2025



**1/14 NEILSON STREET  
BAYSWATER VIC 3153**

3 2 2

Sold Price

**\$831,000**

Sold Date

**04-Mar-25**

Distance

**0.67km**



**2/60 RANKIN ROAD BORONIA VIC  
3155**

3 2 2

Sold Price

**\$795,000**

Sold Date

**24-Apr-25**

Distance

**1.85km**



**1/1 COORIE AVENUE BAYSWATER  
VIC 3153**

3 2 -

Sold Price

**\$841,000**

Sold Date

**10-Apr-25**

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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