

# 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

13 Tiverton Court, Bayswater North VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$740,000

&

\$790,000

### Median sale price

Median price

\$898,750

Property Type

House

Suburb

Bayswater North

Period - From

22/01/2025

to

21/07/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property       | Price     | Date of sale |
|--------------------------------------|-----------|--------------|
| 2 Huntingdon Av, Bayswater North Vic | \$790,000 | 29/01/2025   |
| 18 Skye Ct, Bayswater North Vic      | \$780,000 | 16/05/2025   |
|                                      |           |              |

This Statement of Information was prepared on:

23/07/2025