

## 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

5/22 HIGH 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jul 2024

to

30 Jun 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

|                                                   |           |           |
|---------------------------------------------------|-----------|-----------|
| 2/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153 | \$485,000 | 14-Jun-25 |
| 3/30 WOODMASON ROAD BORONIA VIC 3155              | \$518,000 | 01-Jul-25 |
| 20/16-18 HAMILTON ROAD BAYSWATER NORTH VIC 3153   | \$560,000 | 13-May-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: 31 July 2025

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**2/346-354 BAYSWATER ROAD  
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price

<sup>RS</sup> **\$485,000** Sold Date **14-Jun-25**

Distance **1.21km**

**3/30 WOODMASON ROAD  
BORONIA VIC 3155**
 2  1  1

Sold Price

<sup>RS</sup> **\$518,000** Sold Date **01-Jul-25**

Distance **1.45km**

**20/16-18 HAMILTON ROAD  
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price

<sup>RS</sup> **\$560,000** Sold Date **13-May-25**

Distance **1.44km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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