

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

3/628 MOUNTAIN HIGHWAY BAYSWATER VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jun 2025

to

31 May 2026

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

5/2 COORIE AVENUE BAYSWATER VIC 3153	\$585,000	19-Feb-26
4/2-6 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$585,000	06-May-26
5/2-6 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$600,000	11-Feb-26

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: 05 June 2026



5/2 COORIE AVENUE BAYSWATER VIC 3153 Sold Price

^{RS} **\$585,000** Sold Date **19-Feb-26**

 2  1  1

Distance **1.04km**



4/2-6 HAMILTON ROAD BAYSWATER NORTH VIC 3153

Sold Price

Sold Date **06-May-26**

 2  1  1

Distance **1.86km**



5/2-6 HAMILTON ROAD BAYSWATER NORTH VIC 3153

Sold Price

\$600,000 Sold Date **11-Feb-26**

 2  1  2

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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