

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

22 St Andrews Road, Bayswater Vic 3153

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$888,000

Property Type

House

Suburb

Bayswater

Period - From

01/07/2024

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	17 Patterson St BAYSWATER 3153	\$800,000	13/04/2025
2	8 Surrey Ct BAYSWATER 3153	\$750,000	17/03/2025
3	87 Orange Gr BAYSWATER 3153	\$725,000	13/03/2025

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:

04/08/2025 11:38



Property Type: House (Previously Occupied - Detached)

Land Size: 732 sqm approx

Agent Comments

Comparable Properties



17 Patterson St BAYSWATER 3153 (REI/VG)

Agent Comments



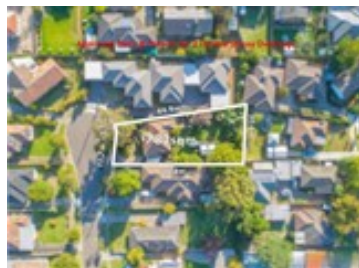
Price: \$800,000

Method: Auction Sale

Date: 13/04/2025

Property Type: House

Land Size: 742 sqm approx



8 Surrey Ct BAYSWATER 3153 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 17/03/2025

Property Type: House

Land Size: 782 sqm approx



87 Orange Gr BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 13/03/2025

Property Type: House

Land Size: 550 sqm approx