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

8 Waldheim Road, Bayswater Vic 3153

Indicative selling price

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

Range between | $900,000 | & | $950,000

Median sale price

| Median price | $879,000 | Property Type | House | Suburb | Bayswater |

| Period - From | 01/04/2024 | to | 31/03/2025 | 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	28 Yarran Gr BAYSWATER 3153	$950,000	31/05/2025
2	2 Belot Cl BAYSWATER 3153	$930,000	11/04/2025
3			

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: 05/07/2025 12:24

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Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median House Price
Year ending March 2025: $879,000

Comparable Properties

28 Yarran Gr BAYSWATER 3153 (REI)

🛏 3   🛁 1   🚗 1

Price: $950,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 739 sqm approx

Agent Comments

2 Belot Cl BAYSWATER 3153 (VG)

🛏 3   🛁 -   🚗 -

Price: $930,000
Method: Sale
Date: 11/04/2025
Property Type: Development Site (Res)
Land Size: 843 sqm approx

Agent Comments

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.

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