

## 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

46 ENFIELD DRIVE 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

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Bayswater

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

3 HUXLEY COURT BAYSWATER VIC 3153	\$878,000	18-Jan-25
12 ZEEHAN ROAD BORONIA VIC 3155	\$885,000	21-Mar-25
8 ELDER GROVE BORONIA VIC 3155	\$910,000	23-Apr-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: 10 July 2025



## 3 HUXLEY COURT BAYSWATER VIC 3153

 4  1  4

Sold Price

**\$878,000**

Sold Date

**18-Jan-25**

Distance

**0.48km**



## 12 ZEEHAN ROAD BORONIA VIC 3155

 4  1  1

Sold Price

**\$885,000**

Sold Date

**21-Mar-25**

Distance

**0.79km**



## 8 ELDER GROVE BORONIA VIC 3155

 4  2  2

Sold Price

**\$910,000**

Sold Date

**23-Apr-25**

Distance

**1.81km**

RS = Recent sale

UN = Undisclosed Sale

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