

# 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

3/38 Sinclair Road, Bayswater Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$710,000

&

\$770,000

### Median sale price

Median price \$682,000

Property Type Unit

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	1/2a Elm St BAYSWATER 3153	\$715,000	28/06/2025
2	27 Rose Av BORONIA 3155	\$756,000	21/06/2025
3	3/15 Iris Cr BORONIA 3155	\$740,000	24/04/2025

**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:

16/07/2025 09:25

3/38 Sinclair Road, Bayswater Vic 3153



2 2 2

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 237 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$710,000 - \$770,000  
**Median Unit Price**  
Year ending June 2025: \$682,000

## Comparable Properties



1/2a Elm St BAYSWATER 3153 (REI)

**Agent Comments**

2 1 2

**Price:** \$715,000  
**Method:** Auction Sale  
**Date:** 28/06/2025  
**Property Type:** Unit  
**Land Size:** 171 sqm approx



27 Rose Av BORONIA 3155 (REI)

**Agent Comments**

2 2 2

**Price:** \$756,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Property Type:** House (Res)  
**Land Size:** 382 sqm approx



3/15 Iris Cr BORONIA 3155 (REI/VG)

**Agent Comments**

2 2 1

**Price:** \$740,000  
**Method:** Sold Before Auction  
**Date:** 24/04/2025  
**Property Type:** Unit

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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