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	6/189 Bayswater Road, Bayswater North Vic 3153
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$460,000	&	\$500,000
Range between	\$460,000	&	\$500,000

Median sale price

Median price	\$641,000	Pro	perty Type	Jnit		Suburb	Bayswater North
Period - From	01/01/2025	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

Add	dress of comparable property	Price	Date of sale
1	2/346 Bayswater Rd BAYSWATER NORTH 3153	\$485,000	14/06/2025
2	3/91 Bayswater Rd CROYDON 3136	\$483,888	09/04/2025
3	7/14 Tintern Av BAYSWATER NORTH 3153	\$467,200	31/01/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/06/2025 14:27









Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$460,000 - \$500,000 **Median Unit Price** March quarter 2025: \$641,000

Comparable Properties



2/346 Bayswater Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

Price: \$485,000 Method: Auction Sale Date: 14/06/2025 Property Type: Unit

Land Size: 262 sqm approx

3/91 Bayswater Rd CROYDON 3136 (REI/VG)

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Price: \$483,888 Method: Private Sale Date: 09/04/2025 Property Type: Unit





Agent Comments

Agent Comments



7/14 Tintern Av BAYSWATER NORTH 3153 (REI/VG)



Price: \$467,200 Method: Private Sale Date: 31/01/2025 Property Type: Unit

Land Size: 235 sqm approx

Account - Barry Plant | P: 03 9722 7166





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