

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

6/189 Bayswater Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$460,000

&

\$500,000

Median sale price

Median price \$641,000

Property Type Unit

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 | 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 comparable properties 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)

Agent Comments



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



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

Agent Comments



Price: \$467,200
Method: Private Sale
Date: 31/01/2025
Property Type: Unit
Land Size: 235 sqm approx

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