

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 MCCOMB CRESCENT BAYSWATER VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Bayswater

Period-from

01 Jun 2024

to

31 May 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

13 CATESBY COURT BORONIA VIC 3155

\$1,020,000

12-Jun-25

63 ROWSON STREET BORONIA VIC 3155

\$980,000

05-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: 30 June 2025



13 CATESBY COURT BORONIA VIC 3155

Sold Price ^{RS} **\$1,020,000** Sold Date **12-Jun-25**
Distance **0.4km**

4 2 1



63 ROWSON STREET BORONIA VIC 3155

Sold Price **\$980,000** Sold Date **05-Apr-25**
Distance **0.52km**

4 2 3

RS = Recent sale **UN** = Undisclosed Sale

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