

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

11/346-354 BAYSWATER ROAD BAYSWATER NORTH 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Bayswater North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

26/26-32 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$600,000	26-May-25
2/357 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$635,000	10-Jul-25
3/9-11 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$640,000	23-Jun-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: 31 July 2025



**26/26-32 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price ^{RS} **\$600,000** Sold Date **26-May-25**

Distance **0.32km**



**2/357 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

 2  1  2

Sold Price ^{RS} **\$635,000** Sold Date **10-Jul-25**

Distance **0.18km**



**3/9-11 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price ^{RS} **\$640,000** Sold Date **23-Jun-25**

Distance **0.09km**

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

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