

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 WENDY COURT 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,500

Property type

House

Suburb

Bayswater

Period-from

01 Aug 2024

to

31 Jul 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

9 BOLAC STREET BAYSWATER VIC 3153	\$780,000	04-Jun-25
87 DEVENISH ROAD BORONIA VIC 3155	\$850,000	15-May-25
44 MATLOCK ROAD BORONIA VIC 3155	\$861,700	09-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: 12 August 2025



9 BOLAC STREET BAYSWATER VIC Sold Price
3153

 3  1  1

^{RS} **\$780,000** Sold Date **04-Jun-25**

Distance **0.84km**



87 DEVENISH ROAD BORONIA VIC Sold Price
3155

 3  1  2

\$850,000 Sold Date **15-May-25**

Distance **1.85km**



44 MATLOCK ROAD BORONIA VIC Sold Price
3155

 3  1  2

\$861,700 Sold Date **09-Apr-25**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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