

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

8/21 KING STREET 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

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

7/21 KING STREET BAYSWATER VIC 3153	\$520,000	31-Jul-25
4/7 KING STREET BAYSWATER VIC 3153	\$530,000	21-Feb-25
101/5 VIEW ROAD BAYSWATER VIC 3153	\$505,000	13-Mar-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: 11 August 2025

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**7/21 KING STREET BAYSWATER
VIC 3153**

2 1 -

Sold Price

^{RS}

\$520,000

Sold Date

31-Jul-25

Distance

0km



**4/7 KING STREET BAYSWATER
VIC 3153**

2 1 1

Sold Price

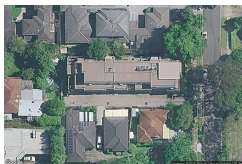
\$530,000

Sold Date

21-Feb-25

Distance

0.13km



**101/5 VIEW ROAD BAYSWATER
VIC 3153**

2 1 -

Sold Price

\$505,000

Sold Date

13-Mar-25

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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