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	1/3 Kenneth Road, Bayswater Vic 3153

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $890,000 Property Type House Suburb Bayswater

Period - From 01/10/2024 to 31/12/2024 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	1/14 Neilson St BAYSWATER 3153	$831,000	05/03/2025
2	2/39 Farnham Rd BAYSWATER 3153	$855,000	24/09/2024
3			

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: 21/03/2025 14:00

1/3 Kenneth Road, Bayswater Vic 3153

Harcourts



3 2 2

Property Type: Unit
Land Size: 467 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
December quarter 2024: $890,000

Comparable Properties



1/14 Neilson St BAYSWATER 3153 (REI)

3 2 2

Price: $831,000
Method: Private Sale
Date: 05/03/2025
Property Type: Unit
Land Size: 332 sqm approx

Agent Comments



2/39 Farnham Rd BAYSWATER 3153 (REI/VG)

3 2 2

Price: $855,000
Method: Auction Sale
Date: 24/09/2024
Property Type: Unit

Agent Comments

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.

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

propertydata.com.au

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