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	26/26-32 ELMHURST 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Bayswater North
Period-from	01 May 2024	to	30 Apr 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
12/16-18 HAMILTON ROAD BAYSWATER NORTH VIC 3153	$590,000	14-Dec-24
8/28 HIGH STREET BAYSWATER VIC 3153	$621,000	28-Apr-25
6/273 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	$640,000	24-Feb-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: 13 May 2025

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12/16-18 HAMILTON ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price **$590,000** Sold Date **14-Dec-24**

Distance **1.01km**



8/28 HIGH STREET BAYSWATER VIC 3153

2 1 1

Sold Price RS **$621,000** Sold Date **28-Apr-25**

Distance **0.98km**



6/273 CANTERBURY ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price **$640,000** Sold Date **24-Feb-25**

Distance **0.72km**

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

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