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	12/320 CANTERBURY 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	$650,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$638,000	Property type	Unit	Suburb	Bayswater North
Period-from	01 Oct 2024	to	30 Sep 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
5/1A ORCHARD ROAD BAYSWATER VIC 3153	$650,000	14-Jun-25
11/12-14 HAMILTON ROAD BAYSWATER NORTH VIC 3153	$662,500	09-Oct-25
2/2 JAMES STREET BAYSWATER VIC 3153	$670,000	17-Jul-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: 20 October 2025

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5/1A ORCHARD ROAD BAYSWATER VIC 3153

3 2 2

Sold Price RS $650,000 Sold Date 14-Jun-25

Distance 0.82km



11/12-14 HAMILTON ROAD BAYSWATER NORTH VIC 3153

3 1 1

Sold Price RS $662,500 Sold Date 09-Oct-25

Distance 1.1km



2/2 JAMES STREET BAYSWATER VIC 3153

3 3 1

Sold Price $670,000 Sold Date 17-Jul-25

Distance 0.88km

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

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