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	3 Forbes Court, Bayswater North Vic 3153

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $905,000 Property Type House Suburb Bayswater North

Period - From 01/10/2024 to 30/09/2025 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	12 Olympus Dr CROYDON SOUTH 3136	$790,000	20/11/2025
2	7 Battalion Ct BORONIA 3155	$800,000	23/10/2025
3	30 Homer Av CROYDON SOUTH 3136	$770,000	06/10/2025

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: 27/11/2025 11:07

3 Forbes Court, Bayswater North Vic 3153

JellisCraig



3 1 2

Property Type: House
Land Size: 900 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median House Price
Year ending September 2025: $905,000

Comparable Properties



12 Olympus Dr CROYDON SOUTH 3136 (REI)

3 1 2

Price: $790,000
Method: Private Sale
Date: 20/11/2025
Property Type: House
Land Size: 427 sqm approx

Agent Comments



7 Battalion Ct BORONIA 3155 (REI)

3 1 4

Price: $800,000
Method: Private Sale
Date: 23/10/2025
Property Type: House
Land Size: 725 sqm approx

Agent Comments



30 Homer Av CROYDON SOUTH 3136 (REI/VG)

3 1 2

Price: $770,000
Method: Private Sale
Date: 06/10/2025
Property Type: House (Res)
Land Size: 457 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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