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	19/346-354 BAYSWATER 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	$585,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,500	Property type	Unit	Suburb	Bayswater North
Period-from	01 Feb 2025	to	31 Jan 2026	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
3/353 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	$599,500	21-Oct-25
4/19 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	$620,000	29-Oct-25
11/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	$635,275	20-Aug-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.~~

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3/353 BAYSWATER ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price **$599,500** Sold Date **21-Oct-25**

Distance **0.17km**



4/19 GLEN PARK ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price **$620,000** Sold Date **29-Oct-25**

Distance **0.52km**



11/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price **$635,275** Sold Date **20-Aug-25**

Distance **0km**

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

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