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	86 Allambanan Drive, 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 $948,785 Property Type House Suburb Bayswater North

Period - From 01/10/2025 to 31/12/2025 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	16 Hayles St BORONIA 3155	$811,600	13/03/2026
2	3 Forbes Ct BAYSWATER NORTH 3153	$841,000	09/12/2025
3	7 Winchester Dr BAYSWATER NORTH 3153	$780,000	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: 20/03/2026 10:45

86 Allambanan Drive, Bayswater North Vic 3153

Ash Thompson
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3 1 2

Property Type: House
Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median House Price
December quarter 2025: $948,785

Comparable Properties



16 Hayles St BORONIA 3155 (REI)

3 1 3

Price: $811,600
Method: Private Sale
Date: 13/03/2026
Property Type: House
Land Size: 727 sqm approx

Agent Comments



3 Forbes Ct BAYSWATER NORTH 3153 (REI/VG)

3 1 2

Price: $841,000
Method: Private Sale
Date: 09/12/2025
Property Type: House (Res)
Land Size: 928 sqm approx

Agent Comments

7 Winchester Dr BAYSWATER NORTH 3153 (VG)

3 - -

Price: $780,000
Method: Sale
Date: 06/10/2025
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments

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