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<br>Including suburb and postcode | 9 Mason Court, Bayswater North Vic 3153 |

## Indicative selling price

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

Range between $950,000 & $1,020,000

## 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 | 17 Branch Rd BAYSWATER NORTH 3153 | $1,008,000 | 11/12/2025 |
| 2 | | | |
| 3 | | | |

**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: 26/03/2026 11:09

# 9 Mason Court, Bayswater North Vic 3153

Mitch Grey
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4 2 2

**Property Type:** House
**Land Size:** 926 sqm approx

Agent Comments

**Indicative Selling Price**
$950,000 - $1,020,000
**Median House Price**
December quarter 2025: $948,785

## Comparable Properties



**17 Branch Rd BAYSWATER NORTH 3153 (REI/VG)**

4 2 2

**Price:** $1,008,000
**Method:** Private Sale
**Date:** 11/12/2025
**Property Type:** House
**Land Size:** 882 sqm approx

Agent Comments

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.



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