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 Illawara Crescent, Bayswater North Vic 3153

Indicative selling price

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

Single price $938,000

Median sale price

Median price $902,500 Property Type House Suburb Bayswater North

Period - From 01/01/2026 to 31/03/2026 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	3/191 Bayswater Rd BAYSWATER NORTH 3153	$970,000	02/05/2026
2	1/5 Berry Rd BAYSWATER NORTH 3153	$852,000	08/04/2026
3	3/538 Dorset Rd CROYDON SOUTH 3136	$860,000	19/02/2026

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: 27/05/2026 12:59

19 Illawara Crescent, Bayswater North Vic 3153

Ripple Wu
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4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$938,000
Median House Price
March quarter 2026: $902,500

Comparable Properties



3/191 Bayswater Rd BAYSWATER NORTH 3153 (REI)

4 3 2

Price: $970,000
Method: Private Sale
Date: 02/05/2026
Property Type: Townhouse (Single)
Land Size: 249 sqm approx

Agent Comments



1/5 Berry Rd BAYSWATER NORTH 3153 (REI)

4 2 2

Price: $852,000
Method: Private Sale
Date: 08/04/2026
Property Type: Townhouse (Single)
Land Size: 258 sqm approx

Agent Comments



3/538 Dorset Rd CROYDON SOUTH 3136 (REI/VG)

4 2 2

Price: $860,000
Method: Private Sale
Date: 19/02/2026
Property Type: Townhouse (Single)

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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