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	2/14 MAPLE STREET BAYSWATER 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	$610,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Bayswater
Period-from	01 May 2025	to	30 Apr 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
1/173 SCORESBY ROAD BORONIA VIC 3155	$665,000	18-Mar-26
4/317 DORSET ROAD BORONIA VIC 3155	$600,000	09-Apr-26
3 GARDEN AVENUE BORONIA VIC 3155	$627,000	29-Apr-26

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.~~

This Statement of Information was prepared on: 21 May 2026

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1/173 SCORESBY ROAD BORONIA VIC 3155

3 2 1

Sold Price **$665,000** Sold Date **18-Mar-26**

Distance **1.4km**



4/317 DORSET ROAD BORONIA VIC 3155

3 2 2

Sold Price **$600,000** Sold Date **09-Apr-26**

Distance **2.28km**



3 GARDEN AVENUE BORONIA VIC 3155

3 1 1

Sold Price RS **$627,000** Sold Date **29-Apr-26**

Distance **2.35km**

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

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