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	1/49 Orange Grove, Bayswater Vic 3153

Indicative selling price

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

Single price: $770,000

Median sale price

Median price: $955,000 | Property Type: House | Suburb: Bayswater

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	3/26 Sinclair Rd BAYSWATER 3153	$740,000	17/04/2026
2	1/22 Maida Av BAYSWATER 3153	$780,000	16/04/2026
3	2/20 Marlborough Rd BAYSWATER 3153	$803,500	24/02/2026

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: 28/05/2026 13:28

1/49 Orange Grove, Bayswater Vic 3153

JellisCraig

Alan Hodges
9870 6211
0402 767 200
alanhodges@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 333 sqm approx

Agent Comments

Indicative Selling Price
$770,000
Median House Price
March quarter 2026: $955,000

Comparable Properties



3/26 Sinclair Rd BAYSWATER 3153 (REI/VG)

3 1 1

Price: $740,000
Method: Private Sale
Date: 17/04/2026
Property Type: Unit

Agent Comments



1/22 Maida Av BAYSWATER 3153 (REI/VG)

3 1 3

Price: $780,000
Method: Private Sale
Date: 16/04/2026
Property Type: Unit

Agent Comments



2/20 Marlborough Rd BAYSWATER 3153 (REI/VG)

3 2 2

Price: $803,500
Method: Private Sale
Date: 24/02/2026
Property Type: Unit
Land Size: 293 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata.com.au

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