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: 1/62 Bayfield Road West, Bayswater North Vic 3153

Indicative selling price

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

Range between $795,000 & $850,000

Median sale price

Median price $928,500 Property Type House Suburb Bayswater North

Period - From 01/04/2025 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	20 Belmont Rd.W CROYDON SOUTH 3136	$850,000	29/03/2026
2	4/210 Bayswater Rd BAYSWATER NORTH 3153	$827,500	27/01/2026
3	1/19 Sellick Dr CROYDON 3136	$822,000	20/01/2026

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: 14/05/2026 15:50

1/62 Bayfield Road West, Bayswater North Vic 3153

JellisCraig

Angela Fenech
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3 2 1

Property Type: House
Land Size: 399 sqm approx

Agent Comments

Indicative Selling Price
$795,000 - $850,000
Median House Price
Year ending March 2026: $928,500

Comparable Properties



20 Belmont Rd.W CROYDON SOUTH 3136 (REI)

3 1 2

Price: $850,000
Method: Private Sale
Date: 29/03/2026
Property Type: House (Res)
Land Size: 480 sqm approx

Agent Comments



4/210 Bayswater Rd BAYSWATER NORTH 3153 (REI/VG)

3 2 2

Price: $827,500
Method: Private Sale
Date: 27/01/2026
Property Type: Villa
Land Size: 304 sqm approx

Agent Comments



1/19 Sellick Dr CROYDON 3136 (REI/VG)

3 1 2

Price: $822,000
Method: Private Sale
Date: 20/01/2026
Property Type: House
Land Size: 415 sqm approx

Agent Comments

REIV THE DIFFERENCE

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