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	14 Home Street, Bayswater North Vic 3153

Indicative selling price

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

Single price $960,000

Median sale price

Median price $917,500 Property Type House Suburb Bayswater North

Period - From 17/07/2025 to 16/07/2026 Source Property Data

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	13 Victoria St RINGWOOD EAST 3135	$980,000	28/03/2026
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: 17/07/2026 12:37

14 Home Street, Bayswater North Vic 3153

Brent Earney
9725 0000
0409 726 136
brentearney@jelliscraig.com.au



4 1 1

Property Type: House
Land Size: 987 sqm approx

Agent Comments

Indicative Selling Price
$960,000
Median House Price
17/07/2025 - 16/07/2026: $917,500

Comparable Properties



13 Victoria St RINGWOOD EAST 3135 (REI)

5 2 2

Price: $980,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 1035 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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