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: 20/51 Bayfield Road West, Bayswater North Vic 3153

Indicative selling price

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

Range between $750,000 & $795,000

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	1/460 Dorset Rd BORONIA 3155	$785,000	29/05/2026
2	134a Eastfield Rd CROYDON SOUTH 3136	$750,000	27/05/2026
3	1/22 Maida Av BAYSWATER 3153	$780,000	16/04/2026

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: 15/06/2026 11:17

20/51 Bayfield Road West, Bayswater North Vic 3153

JellisCraig

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Indicative Selling Price
$750,000 - $795,000
Median House Price
Year ending March 2026: $928,500



3 2 2

Property Type: House
Land Size: 377 sqm approx

Agent Comments

Comparable Properties



1/460 Dorset Rd BORONIA 3155 (REI)

3 2 2

Price: $785,000
Method: Private Sale
Date: 29/05/2026
Property Type: House
Land Size: 445 sqm approx

Agent Comments



134a Eastfield Rd CROYDON SOUTH 3136 (REI)

3 2 2

Price: $750,000
Method: Private Sale
Date: 27/05/2026
Property Type: House (Res)
Land Size: 243 sqm approx

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

REIV THE DIFFERENCE

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