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	53 Tamar Street, Bayswater Vic 3153

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $955,000 Property Type House Suburb Bayswater

Period - From 01/07/2025 to 30/06/2026 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	38 Tamar St BAYSWATER 3153	$840,000	03/07/2026
2	50 Allanfield Cr BORONIA 3155	$817,000	08/05/2026
3	5 Bolac St BAYSWATER 3153	$810,000	24/04/2026

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: 06/07/2026 14:25

53 Tamar Street, Bayswater Vic 3153

Hugh Francis
9908 5700
0401 265 338
hughfrancis@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 746 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
Year ending June 2026: $955,000

Comparable Properties



38 Tamar St BAYSWATER 3153 (REI)

3 1 3

Price: $840,000
Method: Private Sale
Date: 03/07/2026
Property Type: House
Land Size: 780 sqm approx

Agent Comments



50 Allanfield Cr BORONIA 3155 (VG)

3 - -

Price: $817,000
Method: Sale
Date: 08/05/2026
Property Type: House (Res)
Land Size: 727 sqm approx

Agent Comments



5 Bolac St BAYSWATER 3153 (REI/VG)

3 1 2

Price: $810,000
Method: Private Sale
Date: 24/04/2026
Property Type: House
Land Size: 726 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE | propertydata.com.au

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