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: 18 Glen Park Road, Bayswater North Vic 3153

Indicative selling price

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

Range between $850,000 & $870,000

Median sale price

Median price $921,250 Property Type House Suburb Bayswater North

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	3/15 Wattle Rd BAYSWATER NORTH 3153	$870,000	03/06/2026
2	2/15 Faraday Rd CROYDON SOUTH 3136	$810,000	22/05/2026
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: 08/09/2026 16:52

18 Glen Park Road, Bayswater North Vic 3153

JellisCraig

Chris Clerke
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3 2 1

Property Type: House
Land Size: 292 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $870,000
Median House Price
Year ending June 2026: $921,250

Comparable Properties



3/15 Wattle Rd BAYSWATER NORTH 3153 (REI/VG)

3 2 2

Price: $870,000
Method: Private Sale
Date: 03/06/2026
Property Type: Townhouse (Single)

Agent Comments



2/15 Faraday Rd CROYDON SOUTH 3136 (REI)

3 2 1

Price: $810,000
Method: Private Sale
Date: 22/05/2026
Property Type: Townhouse (Single)

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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