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<br>Including suburb and postcode | 42 ELM STREET BAYSWATER VIC 3153 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $850,000 | & | $935,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $926,500 | Property type | House | Suburb | Bayswater |
| Period-from | 01 Mar 2025 | to | 28 Feb 2026 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 2 BONA VISTA ROAD BAYSWATER VIC 3153 | 870000 | 21-Mar-26 |
| 9 LYELL ROAD BORONIA VIC 3155 | 860000 | 11-Dec-25 |
| 5 CANTERBURY COURT BAYSWATER NORTH VIC 3153 | 885000 | 28-Feb-26 |

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 6 months.~~

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## 2 BONA VISTA ROAD BAYSWATER VIC 3153

3 1 2

Sold Price RS 870000 Sold Date 21-Mar-26

Distance 0.51km




## 9 LYELL ROAD BORONIA VIC 3155

4 1 1

Sold Price 860000 Sold Date 11-Dec-25

Distance 1.8km



## 5 CANTERBURY COURT BAYSWATER NORTH VIC 3153

4 2 2

Sold Price RS 885000 Sold Date 28-Feb-26

Distance 1.49km

**RS** = Recent sale **UN** = Undisclosed Sale

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