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	1/27 Elmhurst Road, Bayswater North, VIC 3153

Indicative selling price

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

Price Range	$660,000	&	$690,000

Median sale price

Median price	$640,000	Property Type	Unit	Suburb	Bayswater North (3153)
Period - From	01/05/2024	to	30/04/2025	Source	CoreLogic

Comparable property sales

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
3/1-3 ELMHURST ROAD, BAYSWATER NORTH VIC 3153	$660,000	17/12/2024
2/31 BUNGALOOK ROAD, BAYSWATER NORTH VIC 3153	$690,000	01/05/2025
1/31 WOODVALE ROAD, BORONIA VIC 3155	$675,000	22/05/2025

This Statement of Information was prepared on: 28/05/2025

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