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	85 Bona Vista Road, Bayswater Vic 3153

Indicative selling price

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

Range between $920,000 & $990,000

Median sale price

Median price $865,000 Property Type House Suburb Bayswater

Period - From 01/01/2024 to 31/12/2024 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	2 Carramar Ct BAYSWATER 3153	$956,000	18/12/2024
2	28 Sasses Av BAYSWATER 3153	$935,000	26/10/2024
3	10 Beilby St BAYSWATER 3153	$940,000	08/10/2024

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: 18/02/2025 12:11

85 Bona Vista Road, Bayswater Vic 3153

FLETCHERS



3 2 2

Rooms: 5
Property Type: House
Land Size: 768 sqm approx

Agent Comments

Indicative Selling Price
$920,000 - $990,000
Median House Price
Year ending December 2024: $865,000

Comparable Properties



2 Carramar Ct BAYSWATER 3153 (REI/VG)

3 2 2

Price: $956,000
Method: Private Sale
Date: 18/12/2024
Property Type: House
Land Size: 726 sqm approx

Agent Comments



28 Sasses Av BAYSWATER 3153 (REI)

3 2 2

Price: $935,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 742 sqm approx

Agent Comments



10 Beilby St BAYSWATER 3153 (REI/VG)

3 2 4

Price: $940,000
Method: Private Sale
Date: 08/10/2024
Property Type: House
Land Size: 725 sqm approx

Agent Comments

Account - Fletchers | P: 03 88338888

REIV THE DIFFERENCE

propertydata.com.au

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