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	1/17 BIRCH 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	$700,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$676,888	Property type	Unit	Suburb	Bayswater
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
1/14 EDWARD STREET BAYSWATER VIC 3153	$768,500	24-May-25
1/175 ALBERT AVENUE BORONIA VIC 3155	$700,000	23-May-25
2/46 ELIZABETH STREET BAYSWATER VIC 3153	$760,000	13-Jan-25

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.~~

This Statement of Information was prepared on: 03 July 2025

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1/14 EDWARD STREET BAYSWATER VIC 3153

3 1 2

Sold Price RS **$768,500** Sold Date **24-May-25**

Distance **1.36km**



1/175 ALBERT AVENUE BORONIA VIC 3155

3 1 2

Sold Price RS **$700,000** Sold Date **23-May-25**

Distance **3.49km**



2/46 ELIZABETH STREET BAYSWATER VIC 3153

3 1 2

Sold Price **$760,000** Sold Date **13-Jan-25**

Distance **1.24km**

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

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