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	34 Elmhurst Road, Bayswater North Vic 3153

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $898,750 Property Type House Suburb Bayswater North

Period - From 01/07/2024 to 30/06/2025 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	8 Devenish Rd BORONIA 3155	$780,000	30/08/2025
2	24 Bell Bird Dr BAYSWATER NORTH 3153	$820,000	14/07/2025
3	9 Bolac St BAYSWATER 3153	$780,000	04/06/2025

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: 30/09/2025 14:40

34 Elmhurst Road, Bayswater North Vic 3153

JellisCraig

Gary Seaye
9725 0000
0412 173 217
garyseaye@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 859m2 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median House Price
Year ending June 2025: $898,750

Comparable Properties



8 Devenish Rd BORONIA 3155 (REI)

3 1 1

Price: $780,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 721 sqm approx

Agent Comments

24 Bell Bird Dr BAYSWATER NORTH 3153 (VG)

3 - -

Price: $820,000
Method: Sale
Date: 14/07/2025
Property Type: House (Res)
Land Size: 953 sqm approx

Agent Comments



9 Bolac St BAYSWATER 3153 (REI/VG)

3 1 1

Price: $780,000
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 726 sqm approx

Agent Comments

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