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	38 ALLAMBANAN DRIVE BAYSWATER NORTH 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	$820,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,500	Property type	House	Suburb	Bayswater North
Period-from	01 Aug 2024	to	31 Jul 2025	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
104 ALLAMBANAN DRIVE BAYSWATER NORTH VIC 3153	$838,000	30-Jul-25
6 STAFFORD COURT BAYSWATER NORTH VIC 3153	$895,000	15-Jul-25
11 TOOLIMERIN AVENUE BAYSWATER NORTH VIC 3153	$883,000	27-May-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: 21 August 2025

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104 ALLAMBANAN DRIVE BAYSWATER NORTH VIC 3153

3 2 2

Sold Price RS $838,000 Sold Date 30-Jul-25

Distance 0.65km



6 STAFFORD COURT BAYSWATER NORTH VIC 3153

3 2 2

Sold Price RS $895,000 Sold Date 15-Jul-25

Distance 0.64km



11 TOOLIMERIN AVENUE BAYSWATER NORTH VIC 3153

3 2 2

Sold Price $883,000 Sold Date 27-May-25

Distance 0.35km

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

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