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	16 Huntingdon Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $910,500 Property Type House Suburb Bayswater North

Period - From 01/07/2025 to 30/09/2025 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	32 Huntingdon Av BAYSWATER NORTH 3153	$945,000	09/09/2025
2	33 Jennifer Cr BAYSWATER NORTH 3153	$1,031,000	09/07/2025
3	44 Baker Rd BAYSWATER NORTH 3153	$1,080,000	21/05/2025

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: 14/10/2025 15:10

16 Huntingdon Avenue, Bayswater North Vic 3153

JellisCraig

Daniel Broadbent
9870 6211
0424 155 476
danielbroadbent@jelliscraig.com.au



3 2 3

Property Type: House
Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
September quarter 2025: $910,500

Comparable Properties



32 Huntingdon Av BAYSWATER NORTH 3153 (REI)

3 2 2

Price: $945,000
Method: Private Sale
Date: 09/09/2025
Property Type: House (Res)
Land Size: 805 sqm approx

Agent Comments



33 Jennifer Cr BAYSWATER NORTH 3153 (REI/VG)

3 2 2

Price: $1,031,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 738 sqm approx

Agent Comments



44 Baker Rd BAYSWATER NORTH 3153 (REI/VG)

4 2 2

Price: $1,080,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: House (Res)
Land Size: 500 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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