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<br>Including suburb and postcode | 11/56 Hamilton Road, Bayswater North Vic 3153 |

## Indicative selling price

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

Range between $495,000 & $540,000

## Median sale price

Median price $645,000 Property Type Unit Suburb Bayswater North

Period - From 14/10/2024 to 13/10/2025 Source Property Data

## 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 | 2/273 Canterbury Rd BAYSWATER NORTH 3153 | $510,000 | 13/09/2025 |
| 2 | 2/346 Bayswater Rd BAYSWATER NORTH 3153 | $485,000 | 14/06/2025 |
| 3 | | | |

**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 15:06

# 11/56 Hamilton Road, Bayswater North Vic 3153

JellisCraig

Gary Seaye
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0412 173 217
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2 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$495,000 - $540,000
**Median Unit Price**
14/10/2024 - 13/10/2025: $645,000

## Comparable Properties



**2/273 Canterbury Rd BAYSWATER NORTH 3153 (REI)**

2 1 1

**Price:** $510,000
**Method:** Private Sale
**Date:** 13/09/2025
**Property Type:** Unit

Agent Comments



**2/346 Bayswater Rd BAYSWATER NORTH 3153 (REI/VG)**

2 1 1

**Price:** $485,000
**Method:** Auction Sale
**Date:** 14/06/2025
**Property Type:** Unit
**Land Size:** 262 sqm approx

Agent Comments

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.



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