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: 2/40-46 Elmhurst Road, Bayswater North, Vic 3153

Indicative selling price

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

range between $595,000 & $650,000

Median sale price

Median price $650,000 | Property type *Unit* | Suburb Bayswater North

Period - From 01/07/2025 to 30/09/2025 | Source PropTrack

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
19/12-14 Hamilton Road, Bayswater North, VIC 3153	$621,500	14/09/2025
3/9 Pine Road, Bayswater, VIC 3153	$632,000	05/10/2025
2/357 Bayswater Road, Bayswater North, VIC 3153	$635,000	10/07/2025

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: 09/10/2025