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	33 Huntingdon Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between $860,000 & $930,000

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	30 Homer Av CROYDON SOUTH 3136	$770,000	06/10/2025
2	25 Robertson Cr BORONIA 3155	$830,000	12/07/2025
3	18 Skye Ct BAYSWATER NORTH 3153	$780,000	16/05/2025

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: 13/11/2025 15:19

33 Huntingdon Avenue, Bayswater North Vic 3153

JellisCraig

Mitch Grey
9725 0000
0439 033 118
mitchgrey@jelliscraig.com.au



3 2 2

Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price
$860,000 - $930,000
Median House Price
September quarter 2025: $910,500

Comparable Properties



30 Homer Av CROYDON SOUTH 3136 (REI)

3 1 2

Price: $770,000
Method: Private Sale
Date: 06/10/2025
Property Type: House (Res)

Agent Comments



25 Robertson Cr BORONIA 3155 (REI/VG)

3 2 2

Price: $830,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House
Land Size: 940 sqm approx

Agent Comments



18 Skye Ct BAYSWATER NORTH 3153 (REI/VG)

3 1 2

Price: $780,000
Method: Sold Before Auction
Date: 16/05/2025
Property Type: House (Res)
Land Size: 576 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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